

**Design Review Board**  
**Regular Meeting**  
**Agenda**

**REVISED 12/2/2025 AT 10:26AM**

Thursday, December 4, 2025

6:00 PM

Members of the Litchfield Park Design Review Board will attend either in person, by telephone, or video conference call.  
Physical access to the meeting room will be available 30 minutes prior to the meeting.

**I. Call to Order**

- A. The agenda and packet are available at: [www.litchfieldpark.gov](http://www.litchfieldpark.gov)
- B. A video recording of the meeting can be seen [here](#) the next business day.

**II. Pledge of Allegiance**

**III. Call to the Community**

This is the time for citizens who would like to address the Commission on any non-agenda item. Action taken as a result of public comment will be limited to asking staff to review the matter, asking that the matter be put on a future agenda, or responding to criticism.

**IV. Business**

**A. Approval of Minutes**

**ACTION/COMMENT**

**Presenter:** *Randy Proch, Planning Director*

Discussion and possible action to approve the November 6, 2025, regular meeting minutes.

**B. January Meeting Date Change**

**ACTION/COMMENT**

**Presenter:** *Randy Proch, Planning Director*

Discussion and possible action to move the January 1, 2026, meeting date to January 8, 2026.

**C. Backyard Media Wall (PZ-25-97)**

**ACTION/COMMENT**

**Presenter:** *Randy Proch, Planning Director*

Discussion and possible action to approve a freestanding pergola with media wall at 815 W. Verbena Lane.

**D. Breezeway Conversion (PZ-25-102)**

**ACTION/COMMENT**

**Presenter:** *Randy Proch, Planning Director*

Discussion and possible action to approve a breezeway to bedroom conversion at 1108 N. Oro Vista.

**V. Staff Report on Current Events**

**VI. Board Members Reports on Current Events**

**VII. Adjournment**

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Susan Charnetsky, Chair

**Affidavit of Posting**

I, Rena Dosch, do hereby certify that I caused to be posted a true and correct copy of this agenda for the Design Review Board meeting of Thursday, December 4, 2025, in the following place in the City of Litchfield Park:

1. City Hall, outside bulletin board
2. City Website

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Rena Dosch, Planning Assistant

Persons with special accessibility needs should contact City Hall, (623) 935-5033, at least 48 hours prior to the meeting.



**DESIGN REVIEW BOARD  
COMMUNICATION**

**Business Item IV.A  
Approval of Minutes**

**To:** Design Review Board Members  
**From:** Randy Proch, Planning Director  
**Meeting Date:** 12/4/2025

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**RECOMMENDED MOTION:  
DISCUSSION AND POSSIBLE ACTION TO APPROVE THE NOVEMBER 6, 2025, REGULAR  
MEETING MINUTES**

**BACKGROUND/DISCUSSION:**  
N/A

**STAFF RECOMMENDATION:**  
Staff recommends approval.

**FINANCIAL IMPACT:**  
N/A

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**ATTACHMENTS:**  
1. 110625 DRB Minutes - DRAFT

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Thursday, November 6, 2025

Regular Meeting

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**I. Call to Order**

The meeting was held in the Library Community Room and called to order by Chair Charnetsky at 6:00 PM. A video recording of the meeting can be viewed [here](#).

**Present:** Chair Susan Charnetsky, Board Member David Ledyard, Board Member Rachel Dudley, Commissioner Bob Darre, Council Member Lisa Brainard Watson

**Staff:** Randy Proch, Planning Director; Rena Dosch, Planning Assistant

**II. Pledge of Allegiance**

Chair Charnetsky led the Pledge of Allegiance.

**III. Call to the Community**

There were no requests to speak.

**IV. Response to Call to the Community**

There were no requests to speak during the October 2, 2025, regular meeting.

**V. Business**

**A. Approval of Minutes**

**APPROVED**

**MOVE TO APPROVE THE AUGUST 7, 2025, REGULAR MEETING, THE AUGUST 14, 2025 SPECIAL MEETING, THE SEPTEMBER 4, 2025 AND THE OCTOBER 2, 2025 REGULAR MEETING MINUTES**

**MOVER** Commissioner Darre, **SECONDER** Board Member Dudley

**AYE:** Chair Charnetsky, Board Member Ledyard, Board Member Dudley, Commissioner Darre, Council Member Brainard Watson

**5 - 0 - 0 Passed**

**B. Approval of Backyard Pergola (PZ-25-80)**

**APPROVED**

The proposal is to build a freestanding pergola structure in the rear yard. The home is located at

310 W. Campbell Avenue and is zoned R1-15.

The applicant is requesting to build an approximately 350 square foot freestanding pergola in the rear yard made of composite material. The structure will be held up by four posts at a slight slant to allow drainage to flow off. The architecture will blend with the home's design, and the location was specifically chosen to be outside the bounds of the Public Utility Easement in along the rear property line and maintain the required 10' separation from the primary structure.

Staff has not received any public comments on this proposal.

**MOVE TO APPROVE THE PROPOSED BACKYARD PERGOLA, FILE NO. PZ-25-80, LOCATED AT 310 W. CAMPBELL AVENUE, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATION 1.**

**MOVER** Commissioner Darre, **SECONDER** Board Member Dudley

**AYE:** Chair Charnetsky, Board Member Ledyard, Board Member Dudley, Commissioner Darre, Council Member Brainard Watson

**5 - 0 - 0 Passed**

**C. Guesthouse Conversion (PZ-25-86)**

**APPROVED**

The proposal is to improve and enlarge an existing backyard accessory structure shed into a guesthouse. The property is located at 4599 N. Village Parkway and is zoned R1-8 PD.

The existing 192 square foot shed is in the backyard of the home, approximately eight and a half feet from the side property line and nine feet from the rear property line. The additional square footage being added on is 180, a combined total of 372 square feet, which is below the maximum allowed of 500 square feet. The interior ceiling height is proposed at just over 8 feet, with a pitched roof that will need to be no higher than 13 feet overall due to the accessory structure step back setback. The existing architecture of the shed and house will be matched in a Spanish Revival style to include stucco finish and s-tile roof.

Staff has not received any public comments on this proposal.

**MOVE TO APPROVE THE PROPOSED SHED CONVERSION, FILE NO. PZ-25-86, LOCATED AT 4599 N. VILLAGE PARKWAY, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATIONS 1 THROUGH 5.**

**MOVER** Board Member Dudley, **SECONDER** Commissioner Darre

**AYE:** Chair Charnetsky, Board Member Ledyard, Board Member Dudley, Commissioner Darre, Council Member Brainard Watson

**5 - 0 - 0 Passed**

**D. Expanded Front Yard Wall (PZ-25-87)****APPROVED**

The proposal is to expand the front yard courtyard wall towards the front property line. The property is located at 218 Laguna Drive East and zoned RC-PD.

The proposed wall expansion would create sufficient room to build a future swimming pool within the courtyard space. The resident has completed a survey and through the pool builder ensured the maximum allowed footprint to be expanded no closer than the front setback line. The wall will match the existing architecture.

Staff has not received any public comments on this proposal.

**MOVE TO APPROVE THE PROPOSED WALL, FILE NO. PZ-25-87, LOCATED AT 218 LAGUNA DRIVE EAST, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATIONS 1 AND 2.**

**MOVER** Commissioner Darre, **SECONDER** Board Member Dudley

**AYE:** Chair Charnetsky, Board Member Ledyard, Board Member Dudley, Commissioner Darre, Council Member Brainard Watson

**5 - 0 - 0 Passed**

**E. Remodel and New Garage (PZ-25-88)****APPROVED**

The proposal is to remodel and add a new garage onto an existing home. The property is located at 1093 N. Oro Vista and zoned R-1.

The proposed remodel would expand the overall footprint of the structure towards all portions of the building envelope, most of which going towards the front setback line. The new garage will be brought forward with the existing garage being converted to living space. A new covered front entryway is also included with a new roof line. The proposed structure would be greater than 5,000 square feet under roof, which requires fire sprinklers. The applicant may reduce the roofed areas by 158 square feet, which would remove the requirement and stipulation during the Building Permit review. The architectural changes would modernize the home and include new details along the garage doors as well.

Staff has not received any public comments on this proposal.

**MOVE TO APPROVE A REMODEL AND NEW GARAGE, FILE NO. PZ-25-88, LOCATED AT 1093 N. ORO VISTA, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATIONS 1 THROUGH 3.**

**MOVER** Board Member Ledyard, **SECONDER** Board Member Dudley

**AYE:** Chair Charnetsky, Board Member Ledyard, Board Member Dudley, Commissioner Darre,  
Council Member Brainard Watson  
**5 - 0 - 0**

**F. Carport Conversion (PZ-25-92)**

**APPROVED**

The proposal is to convert an existing carport to garage on an existing home. The property is located at 400 E. Palm Street and is zoned R1-8.

The brick facade home is located on a corner lot and subject to a 25 foot front setback. The proposed garage addition scope has been reduced in order to fit within the required setbacks. The roof line will be extended and match in materials and colors, along with the same brick facade being added to the garage face. All other portions of the home would remain as-is.

Staff has not received any public comment on this proposal.

**MOVE TO APPROVE THE PROPOSED CARPORT CONVERSION, FILE NO. PZ-25-92, LOCATED AT 400 E. PALM STREET, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATION 1.**

**MOVER** Commissioner Darre, **SECONDER** Board Member Ledyard

**AYE:** Chair Charnetsky, Board Member Ledyard, Board Member Dudley, Commissioner Darre,  
Council Member Brainard Watson  
**5 - 0 - 0 Passed**

**G. Sunken Gazebo (PZ-25-94)**

**APPROVED**

The proposal is to construct a sunken gazebo next to a pool planned in the backyard. The property is located at 13770 W. Bloomington Street and is zoned R1-6 PD.

The proposed sunken gazebo is part of a backyard remodel that includes a pool and spa on an existing slab planned for the gazebo already. The overall height from adjacent finished grade is 10 feet and is located 5 feet from the rear and side property lines. The proposed colors are consistent with the home's primary and secondary color palettes, provided within the plan set.

Staff has not received any public comments on this proposal.

**MOVE TO APPROVE THE PROPOSED SUNKEN GAZEBO, FILE NO. PZ-25-94, LOCATED AT 13770 W. BLOOMINGTON STREET, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATIONS 1 AND 2.**

**MOVER** Board Member Dudley, **SECONDER** Board Member Ledyard

**AYE:** Chair Charnetsky, Board Member Ledyard, Board Member Dudley, Commissioner Darre,  
Council Member Brainard Watson  
**5 - 0 - 0 Passed**

**H. City of Litchfield Park Public Works Facility (PZ-25-98)****APPROVED**

The proposal is to modernize the Public Works Facility campus, including construction of a new building, parking lot, and yard storage area at the existing location. The former Rural Metro fire station site is located at 105 S. Desert Avenue and zoned Public Facility.

The planned facility improvements come from the approved Capital Improvement Program list of projects for the current fiscal year with a budget of \$2,000,000 to be exhausted prior to June 30, 2026 (Resolution 25-586). The facility is intended to provide the necessary space for the approximate 25-person public works department as well as community development staff, office space, meeting and break rooms, and a large rear garage to house vehicle repair bays, and semi-conditioned storage space. Larger outdoor equipment and trucks will utilize the surrounding yard space in the secured, rear area surrounding the building in a U-shape. A staff and guest parking lot is located along the front of the building. The elevations are Spanish Revival or Santa Barbara with appropriate massing, rooflines, and embellishments that represent the City's desired design influence.

Staff has not received any public comments on this proposal.

**MOVE TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE PRELIMINARY DESIGN OF THE PUBLIC WORKS FACILITY DESIGN, FILE NO. PZ-25-98, LOCATED AT 105 S. DESERT AVENUE, SUBJECT TO THE EXHIBITS PROVIDED.**

**MOVER** Commissioner Darre, **SECONDER** Board Member Dudley

**AYE:** Board Member Ledyard, Board Member Dudley, Commissioner Darre, Council Member Brainard Watson

**NAY:** Chair Charnetsky

**4 - 1 - 0 Passed**

**VI. Staff Report on Current Events**

There were no reports provided.

**VII. Board Members Reports on Current Events**

There were no reports provided.

**VIII. Executive Session**

**MOVE TO CONVENE EXECUTIVE SESSION**

**MOVER** Council Member Brainard Watson, **SECONDER** Board Member Dudley

**AYE:** Chair Charnetsky, Board Member Ledyard, Board Member Dudley, Commissioner Darre, Council Member Brainard Watson

**5 - 0 - 0 Passed**

Executive Session convened at 7:05 PM

- A. An Executive Session pursuant to A.R.S. § 38-431.03(A)(3) for discussion or consultation for legal advice with the City Attorney regarding state law changes.**

This item was held.

**MOVE TO RECONVENE THE REGULAR MEETING**

**MOVER** Council Member Brainard Watson, **SECONDER** Board Member Dudley

**AYE:** Chair Charnetsky, Board Member Dudley, Commissioner Darre, Council Member Brainard Watson

**4 - 0 - 0 Passed**

The regular meeting reconvened at 8:05 PM

**IX. Adjournment**

**MOVE TO ADJOURN THE REGULAR MEETING**

**MOVER** Board Member Dudley, **SECONDER** Commissioner Darre

**AYE:** Chair Charnetsky, Board Member Dudley, Commissioner Darre, Council Member Brainard Watson

**4 - 0 - 0 Passed**

The regular meeting adjourned at 8:06 PM

**APPROVED:**

**DESIGN REVIEW BOARD**

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Susan Charnetsky, Chair

**CERTIFICATION**

I, Rena Dosch, hereby certify that the foregoing minutes are a true and correct copy of the minutes of the meeting of the Design Review Board of the City of Litchfield Park held on Thursday, November 6, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

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Rena Dosch, Planning Assistant



**DESIGN REVIEW BOARD  
COMMUNICATION**

**Business Item IV.C  
Backyard Media Wall (PZ-25-97)**

**To:** Design Review Board Members  
**From:** Randy Proch, Planning Director  
**Meeting Date:** 12/4/2025

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**RECOMMENDED MOTION:**

**MOVE TO APPROVE THE PROPOSED FREESTANDING PERGOLA WITH MEDIA WALL, FILE NO. PZ-25-97, LOCATED AT 815 W. VERBENA LANE, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATION 1.**

**BACKGROUND/DISCUSSION:**

The proposal is to build a freestanding pergola with media wall in the rear yard. The home is located at 815 W. Verbena Lane in the Village and is zoned R1-8 PD.

The applicant is addressing a partially-built structure by applying for Design Review approval before work can resume. The approximate 196-square foot pergola is located at the rear corner of the lot, five feet away from the side and five feet away from the rear property line. The structure will include one wall on the south side (against the road) for media. The wall will be block construction with stucco and paint to match the house.

Staff has not received any public comments on this proposal.

**STAFF RECOMMENDATION:**

Staff requests that the Design Review Board take the following action:

Approve the proposal, subject to the exhibits provided by the applicant, and stipulation 1:

1. A Building Permit issued by the City will be required before any construction is to occur.

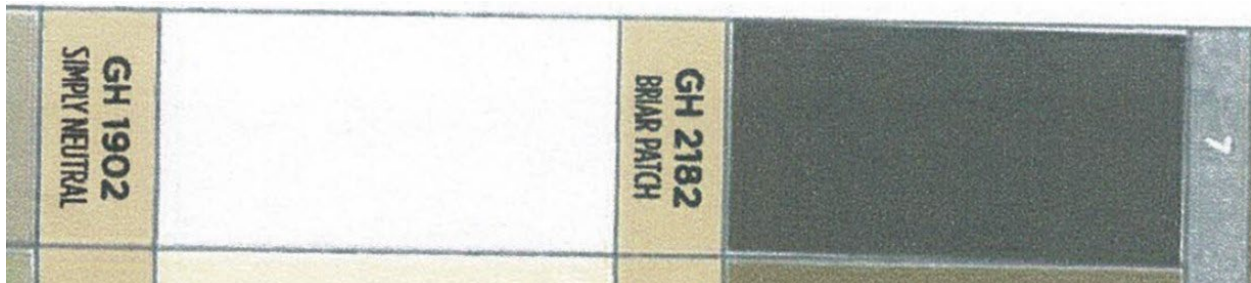
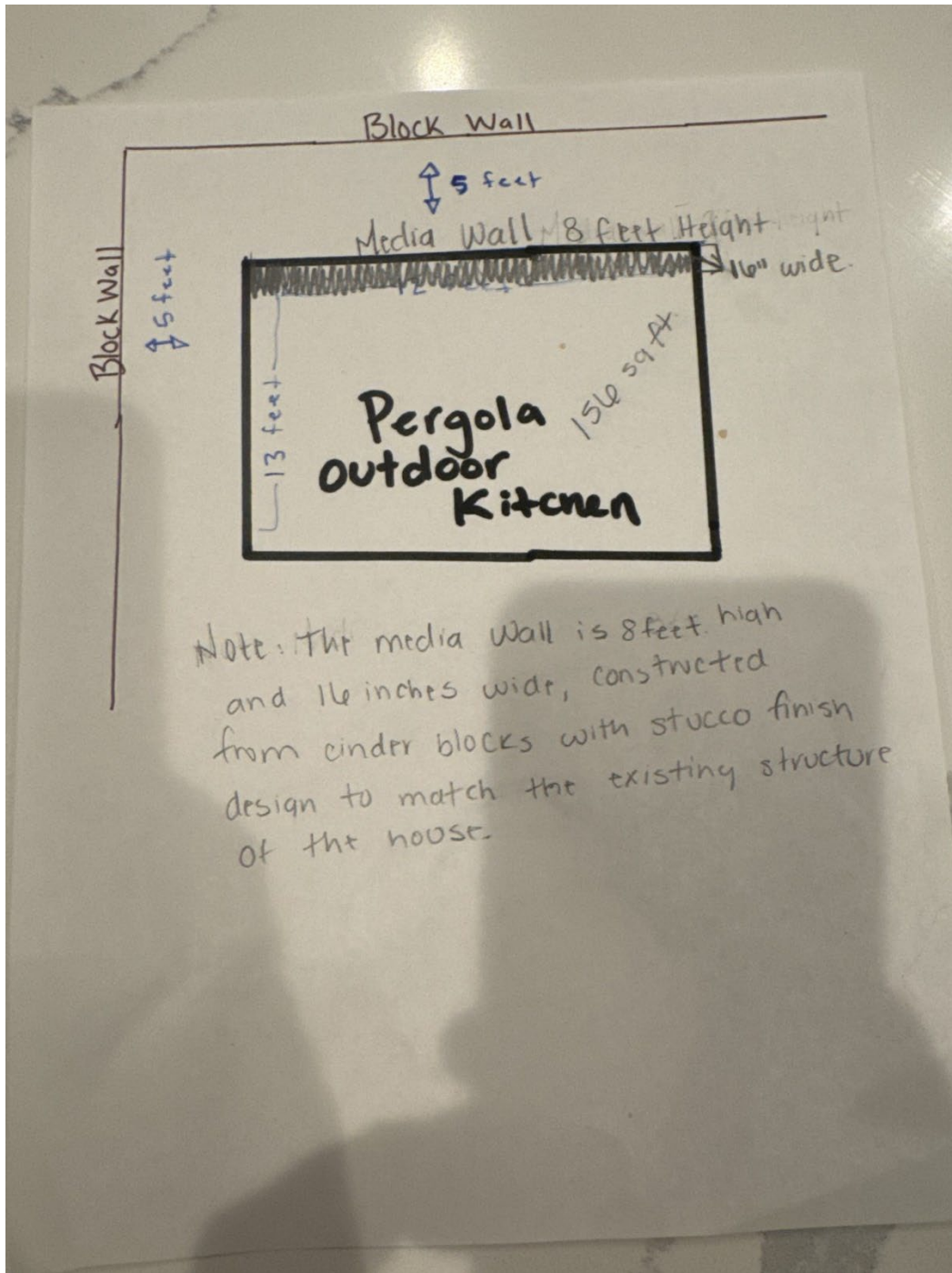
**FINANCIAL IMPACT:**

N/A

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**ATTACHMENTS:**

1. PZ-25-97 Report Attachment









**DESIGN REVIEW BOARD  
COMMUNICATION**

**Business Item IV.D  
Breezeway Conversion (PZ-25-  
102)**

**To:** Design Review Board Members  
**From:** Randy Proch, Planning Director  
**Meeting Date:** 12/4/2025

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**RECOMMENDED MOTION:**

**MOVE TO APPROVE THE PROPOSED CONVERSION, FILE NO. PZ-25-102, LOCATED AT 1108 N. ORO VISTA, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATION 1.**

**BACKGROUND/DISCUSSION:**

The proposal is to convert an existing breezeway between the home and garage into a new bedroom. The property is located at 1108 N. Oro Vista and zoned R1.

The existing 168 square foot breezeway is located in front of the home's primary facade and connects to the two car garage located in front of the home. The breezeway roof is connected across both portions of the structure and will remain as-is. Some of the current exterior, proposed future interior will be remodeled to connect the home to this expanded portion. All new elements of the addition will match in design with the rest of the home in a white stucco finish.

Staff has not received any public comments on this proposal.

**STAFF RECOMMENDATION:**

Staff requests that the Design Review Board take the following action:

Approve the proposal, subject to the exhibits provided by the applicant, and stipulation 1:

1. A Building Permit issued by the City will be required before any construction is to occur.

**FINANCIAL IMPACT:**

N/A

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**ATTACHMENTS:**

1. PZ-25-102 Report Attachments

# BEDROOM ADDITION FOR: JASON & COURTNEY LEOEUF 1108 N ORO VISTA LITCHFIELD PARK, AZ 85340

## ABBREVIATIONS

AC.	ACOUSTIC	DWL	DOWEL	JAN.	JANITOR	R.	RADIUS
ADD.	ADDENDUM	DN.	DOWN	JT.	JOINT	REG.	REGISTER
ABC	AGGREGATE BASE COURSE	D.S.	DOWNSPOUT	JST.	JOIST	REQ'D.	REQUIRED
A/C	AIR CONDITIONING	DWG.	DRAWING			REV.	REVISION
ADDN.	ADDITION					R.D.	ROOF DRAIN
A.F.C.	ABOVE FINISHED CEILING			LAM.	LAMINATED	RFG.	ROOFING
A.F.G.	ABOVE FINISHED FLOOR	EA.	EACH	LDG.	LANDING	RM.	ROOM
A.F.G.	ABOVE FINISHED GRADE	EL.	ELECTRIC	LTH.	LATH	RGH.	ROUGH
AGG.	AGGREGATE	E.F.	ELECTRIC FOUNTAIN	LAV.	LAVATORY	RD.	ROUND
A.B.	ANCHOR BOLT	ELEV.	ELEVATION	LG.	LENGTH		
&	AND	EQ.	EQUAL	LOC.	LOCATION		
AL.	ALUMINUM	EQUIP.	EQUIPMENT	LT.	LIGHT	S.C.J.	STUCCO CONTROL JOINT
ALT.	ALTERNATE	EXH.	EXHAUST	L.W.C.	LIGHT WEIGHT CONCRETE	SCR.	SCREW
ARCH.	ARCHITECT	EXPAN.	EXPANSION	LVR.	LOUVER	SECT.	SECTION
ASP.	ASPHALT	E.J.	EXPANSION JOINT			SEL.	SELECT
		EXIST.	EXISTING			SHT.	SHEET
		EXT.	EXTERIOR	M.O.	MASONRY OPENING	SDG.	SIDING
BSMT.	BASEMENT			MATL.	MATERIAL	SIM.	SIMILAR
BM.	BEAM			MFR.	MANUFACTURER	SLDG.	SLIDING
B.M.	BENCHMARK			MAX.	MAXIMUM	SM.	SMOOTH
BLKG.	BLOCKING	FT.	FEET	PROV.	PROVIDE	SPEC.	SPECIFICATION
BD.	BOARD	FIN.	FINISH	MCJ.	MASONRY CONTROL JOINT	SPL.	SPLASH
B.O.	BOTTOM OF	FL.	FIXTURE	MECH.	MECHANICAL	SQ.	SQUARE
BLDG.	BUILDING	FLR.	FLOOR	MET.	METAL	STD.	STANDARD
		F.D.	FLOOR DRAIN	M.	METER	ST. STL.	STAINLESS STEEL
		F.LR.	FLOORESCENT	MIN.	MINIMUM	STRUC.	STRUCTURE
CABT.	CABINET	FTG.	FOOTING	MLDG.	MOULDING	SUSP.	SUSPEND
C.I.P.	CAST IN PLACE	FND.	FOUNDATION			T.C.	TOP OF CURB
C.B.	CATCH BASIN	FR.	FRAME			T.G.	TEMPERED GLASS
CLG.	CEILING			N.G.	NATURAL GRADE	T.O.	TOP OF
CEM.	CEMENT			NOM.	NOMINAL	T.O.D.	TOP OF DECK
CG.	CENTIGRAM	GA.	GAUGE	N.I.C.	NOT IN CONTRACT	TYP.	TYPICAL
CM.	CENTIMETER	G.I.	GALVANIZED IRON	N.I.S.	NOT TO SCALE		
CL.	CENTER LINE	GL.	GLASS	No.	NUMBER		
CER.	CERAMIC	GD.	GRADE			V.	VENT
C.T.	CERAMIC TILE	G.	GROUND			VERT.	VERTICAL
CHAN.	CHANNEL	GRL.	GRILLE	Obs.	OBSERVE	V.G.	VERTICAL GRAIN
C.I.R.	CLEAR	GRD.	GRID	O.C.	ON CEILING	VEST.	VESTIBULE
C.O.	CLEAN OUT	GYP.	GYPNUM	OPG.	OPENING	V.C.T.	VINYL COMPOSITION TILE
CLOS.	CLOSET	G.B.	GYPNUM BOARD	O.A.	OVERALL	V.C.P.	VITREOUS CLAY PIPE
COL.	COLUMN			O.D.	OUTSIDE DIAMETER		
CONC.	CONCRETE			O.F.S.	OVERFLOW SCUPPER		
CONN.	CONNECTION	H.R.	HAND RAIL	O.F.D.	OVERFLOW DRAIN	W.W.M.	WELDED WIRE MESH
CONST.	CONSTRUCTION	HDN.	HARDENER			W.C.	WATER CLOSET
CONST.	CONTROL JOINT	HDW.	HARDWARE			W.H.	WATER HEATER
	CONSTRUCTION JOINT	HDWD.	HARDWOOD			W.F.	WIDE FLANGE
CONT.	CONTINUOUS	HTR.	HEATER	PTD.	PAINTED	W/	WITH
CONTR.	CONTRACTOR	HT.	HEIGHT	PR.	PAIR	W/O	WITHOUT
COR.G.	CORRUGATED	H.P.	HIGH POINT	PNL.	PANEL	WD.	WOOD
CTR.	COUNTER	H.M.	HOLLOW METAL	PTN.	PARTITION	WDW.	WINDOW
CTSK.	COUNTERSUNK	HORIZ.	HORIZONTAL	d	PENNY	W.W.	WINDOW WALL
C.M.U.	CONCRETE MASONRY UNIT	H.B.	HOSE BIBB	PL.	PLATE		
		H.W.	HOT WATER	PLBG.	PLUMBING		
				PLYWD.	PLYWOOD		
D.P.	DAMP PROOFING			PT.	POINT		
DB.	DECIBEL	IN.	INCH	P.S.I.	POUNDS PER SQ. INCH		
DIAG.	DIAGONAL	I.D.	INSIDE DIAMETER	P.S.F.	POUNDS PER SQ. FOOT		
DIA.	DIAMETER	INSUL.	INSULATION	P.C.	PRECAST		
DIM.	DIMENSION	INT.	INTERIOR	P.L.	PROPERTY LINE		
DISP.	DISPENSER	INV.	INVERT				

## SYMBOLS LIST

01  
D2

INDICATES DETAIL NUMBER

INDICATES DETAIL SHEET

W01

INDICATES WINDOW NUMBER

D01

INDICATES DOOR NUMBER

STO.

INDICATES ROOM NAME

A  
A1

INDICATES SECTION NUMBER

INDICATES SECTION SHEET

①

INDICATES KEYED NOTE

## NOTES

GOVERNING BUILDING CODES: All construction shall comply with the following codes and amendments per their adopting ordinances:

-2018 INTERNATIONAL BUILDING CODE  
-2017 NATIONAL ELECTRICAL CODE  
-2018 INTERNATIONAL ENERGY CONSERVATION CODE  
-2018 INTERNATIONAL EXISTING BUILDING CODE  
-2018 INTERNATIONAL FUEL GAS CODE  
-2018 INTERNATIONAL MECHANICAL CODE  
-2018 INTERNATIONAL PLUMBING CODE  
-2018 INTERNATIONAL PROPERTY MAINTENANCE CODE  
-2018 INTERNATIONAL RESIDENTIAL CODE  
-2018 INTERNATIONAL FIRE CODE

- ALL PRODUCTS LISTED BY ICC/N.E.R. NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURERS WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE AN ICC APPROVED EVALUATION REPORT OR BE APPROVED.
- EXTERIOR WALL, BOTTOM SILL PLATES, SHALL BE PRESSURE TREATED OR EQUAL, AND SHALL BEAR/EXTEND MINIMUM 6 INCHES ABOVE FINISH GRADE. (R319.1)
- PROVIDE FIRE PROTECTION SPRINKLER SYSTEM. (R903.2 AS AMD.)
- MISCELLANEOUS SITE STRUCTURES, POOLS, SPAS, FENCES, SITE WALLS, RETAINING WALLS, AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.
- ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- DOORS LEADING INTO HOUSE FROM GARAGE SHALL BE SELF-CLOSING, SELF-LATCHING. (R309.1 AMD.)
- EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS OR CONDUITS SHALL BE CAULKED. (R307.6)
- PROVIDE ROOF ATTIC VENTILATION UNLESS INSULATION IS APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF SHEATHING OR THE DIMENSION IS 24" OR LESS BETWEEN THE CEILING AND BOTTOM OF ROOF SHEATHING. (R806.1 AMD)
- ENERGY COMPLIANCE SHALL BE DEMONSTRATED BY PASSING RESCHECK ENERGY COMPLIANCE SOFTWARE WITH A SCORE OF AT LEAST 15% ABOVE THE IECC (N1101.2 AMD)
- LUMBER SHALL BEAR AN APPROVED GRADING STAMP. (R502.1)
- PROVIDE ENGINEERED TRUSS DESIGNS FOR ALL PREFABRICATED TRUSSES FOR REVIEW AND APPROVED BY LOCAL BUILDING OFFICIAL. (R802.10.1)
- FIRE BLOCKING SHALL COMPLY WITH R602.8.
- WINDOWS LOCATED MORE THAN 72" ABOVE FINISHED GRADE SHALL HAVE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW TO BE A MINIMUM 24" ABOVE THE FLOOR IN WHICH IT SERVES. (R613.2)
- GYPNUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C., OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C. OR USE LABELED 1/2" SAG-RESISTANT GYPNUM CEILING BOARD. (R702.3.5)
- SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. (P2708.3)
- SHOWER ARE WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT GYPNUM BOARD SHALL NOT BE USED OVER A VAPOR RETARDANT IN A SHOWER OR TUB COMPARTMENT. CEMENT, FIBER-CEMENT OR GLASS MAT GYPNUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (R702.4.2)
- PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION REQUIREMENTS: TABLE P2903.2  
WATER CLOSETS - TANK TYPE = 1.6 GAL./FLUSH  
SHOWER HEADS = 2.5 GAL./MINUTE  
FAUCETS = 2.2 GAL./MINUTE - PROVIDE AERATOR
- WATER TREATMENT SYSTEMS SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF TO PREVENT CONTINUOUS FLOW WHEN NOT IN USE.
- DOMESTIC DISHWASHING MACHINES CONNECTED TO A DISPOSER SHALL HAVE THE DISCHARGE INSTALLED AS HIGH AS POSSIBLE. (P2717.3)
- PROVIDE A HOT WATER DEMAND CONTROLLED RECIRCULATION PUMP FOR WATER HEATERS LOCATED MORE THAN 20 FEET FROM FURTHEST SERVED. A MANUAL CONTROL OR OCCUPANT SENSOR SWITCH SHALL OPERATE THE PUMP WITH AN AUTOMATIC TEMPERATURE SENSOR SHUTOFF. (M2005.5 AMD)

- SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MIN. R-8 DUCTS IN FLOOR TRUSSES SHALL BE INSULATED TO A MIN. R-6. (N1103.2.1)
- REGISTERS, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES IN ADDITION TO BEING CONNECTED TO THE DUCTWORK THEY SERVE.
- THE CLOTHES DRYER SHALL BE PROVIDED WITH A 4-INCH DIA. EXHAUST DUCT TO THE EXTERIOR AND SHALL NOT EXCEED A TOTAL LENGTH OF 25 FEET, UNLESS AN ENGINEERED DUCT SYSTEM IS PROVIDED. (M1501.3) THE DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE OR FROM OPENINGS INTO A BUILDING.
- EXHAUST AIR FROM KITCHENS, BATHROOMS AND TOILET ROOMS SHALL NOT BE RE-CIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM KITCHEN, BATHROOMS AND TOILET ROOMS SHALL NOT DISCHARGE INTO ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. (M1504.2)
- PROVIDE IC-RATED RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILING. (N1102.4.3)
- FIXTURES LOCATED IN DAMP OR WET AREAS SHALL BE LISTED TO BE SUITABLE FOR SUCH LOCATIONS. (E3903.8)
- PROVIDE GFCI PROTECTION FOR RECEPTACLES WITHIN 6' OF ALL LAVATORIES, SINKS AND BASINS. (E3802.7)
- PROVIDE GFCI PROTECTED RECEPTACLES TO ALL EXTERIOR, BATHROOM AND GARAGE LOCATIONS. (E3802.1.2)
- PROVIDE A WALL MOUNTED GFCI PROTECTED RECEPTACLE OUTLET WITHIN 36" OF A BATHROOM OR POWDER ROOM LAVATORY. (E3801.6)
- ALL 125-VOLT BRANCH CIRCUITS IN BEDROOMS SHALL BE PROTECTED BY LISTED AFCI. (E3802.12)
- PROVIDE A SWITCH FOR THE STAIRWAY WHEN THERE ARE 6 OR MORE RISERS. (303.6.1)
- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH. (E3502.2)
- PROVIDE A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN/DINING.
- THE TWO OR MORE 20-AMP SMALL APPLIANCE CIRCUITS SHALL HAVE NO OTHER OUTLETS, EXCEPT THE RECEPTACLE INSTALLED SOLELY FOR ELECTRIC SUPPLY TO AN ELECTRICAL CLOCK IN THE KITCHEN/DINING AREAS OR RECEPTACLES FOR SUPPLEMENTAL EQUIPMENT AND LIGHTING FOR GAS RANGES, OVENS OR COUNTER-MOUNTED UNITS. (E3603.2)
- RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYERS SHALL BE A 3-POLE WITH GROUND-TYPE. FOUR-WIRE, GROUNDING-TYPE FLEXIBLE CORDS WILL BE REQUIRED FOR CONNECTION OF RANGES AND CLOTHES DRYERS. THE BONDING JUMPERS SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL TERMINAL AND THE FRAME OF THE APPLIANCE. FLEXIBLE CORDS SHALL TERMINATE IN A GROUNDING-TYPE ATTACHMENT PLUG. (E4001.3)
- PROVIDE A CONCRETE ENCASED GROUNDING ELECTRODE OF NOT LESS THAN 20 FEET OF #4 BARE COPPER (200 AMP SERVICE). (E3508.1.2)
- PROVIDE BONDING TO THE WATER PIPING, GAS AND METAL BUILDING SYSTEMS (MIN. #4 FOR 200 AMP SERVICE). (E3503.1)
- ALL METAL PIPING SYSTEMS, METAL PARTS OF ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE HYDRO MASSAGE TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER, INSULATED, COVERED, OR BARE, NOT SMALLER THAN #8 SOLID. METAL PARTS OF LISTED EQUIPMENT INCORPORATING AN APPROVED SYSTEM OF DOUBLE INSULATION AND PROVIDING A MEANS FOR GROUNDING INTERNAL NON-ACCESSIBLE, NON-CURRENT-CARRYING METAL PARTS SHALL NOT BE BONDED. (E4104.2)
- MASONRY BED AND HEAD JOINTS SHALL BE 3/8" THICK. THE THICKNESS OF THE BED JOINT OF THE STARTING COURSE PLACED OVER FOUNDATIONS SHALL NOT BE LESS THAN 1/4" AND NOT MORE THAN 3/4". MORTAR JOINT THICKNESS SHALL BE WITHIN THE FOLLOWING TOLERANCES FROM THE SPECIFIED DIMENSIONS:  
1. BED JOINT = +1/8 INCH  
2. HEAD JOINT = -1/4 INCH, + 3/8 INCH  
3. COLLAR JOINTS = -1/4 INCH, + 3/8 INCH (R607.2.1)
- PROVIDE COMBUSTION AIR TO ALL FIREPLACE LOCATIONS WITH AIR INTAKE LOCATED AT AN ELEVATION NO HIGHER THAN THE FIREBOX. (R1006.1)

## OWNER/CONTACT PERSON

CONTRACTOR:  
PROCTOR CUSTOM BUILDERS  
20316 W HESS AVE  
Buckeye, Az 85326  
623-327-3117

OWNER:  
JASON & COURTNEY LEOEUF  
1108 N ORO VISTA  
LITCHFIELD PARK, AZ 85340  
602-618-0643

## SHEET INDEX

C1	COVER SHEET, GENERAL NOTES & PROJECT INFO
GN	GENERAL NOTES
A1	EXISTING FLOOR PLAN
A2	DEMOLITION PLAN
A3	FOUNDATION PLAN
A4	NEW FLOOR PLAN
A5	FRAMING PLAN
A6	ROOF PLAN
A7	EXTERIOR ELEVATIONS
A8	BUILDING SECTIONS
D1	DETAILS
E1	ELECTRICAL PLAN

## PROJECT INFORMATION

OWNER:	JASON & COURTNEY LEOEUF	LEGAL DESCRIPTION:	LITCHFIELD PARK SUBDIVISION NO 18 PER MCR 186-48
ADDRESS:	1108 N ORO VISTA LITCHFIELD PARK, AZ 85340	SEC-22, T-2N, R-1W MCR # 18648	ASSESSORS PARCEL #501-64-416
ZONING:	R1		
LOT SIZE:	18,791 SQ FT.		
CONST. TYPE:	WOOD FRAME		
SET BACK:	35' FRONT, 35' BACK, 15' SIDE		
MAX HEIGHT:	25'		
LOT COVERAGE:	30%		

## PROJECT DATA

	EXISTING	PROPOSED	TOTAL
LIVABLE	2,330	168	2,498
GARAGE	720		720
FRONT PORCH	130		130
FRONT COVERED PATIO	168	-168	0
REAR COVERED PATIO	431		431
UNCOVERED PATIO	224		224
TOTAL	4,003		4,003

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REVISIONS:

**PROCTOR**  
CUSTOM BUILDERS, LLC  
RCC #12127518 and RCC #29927485-2  
www.proctorcustombuilders.com  
PHONE: 602-327-3117

BUILDER

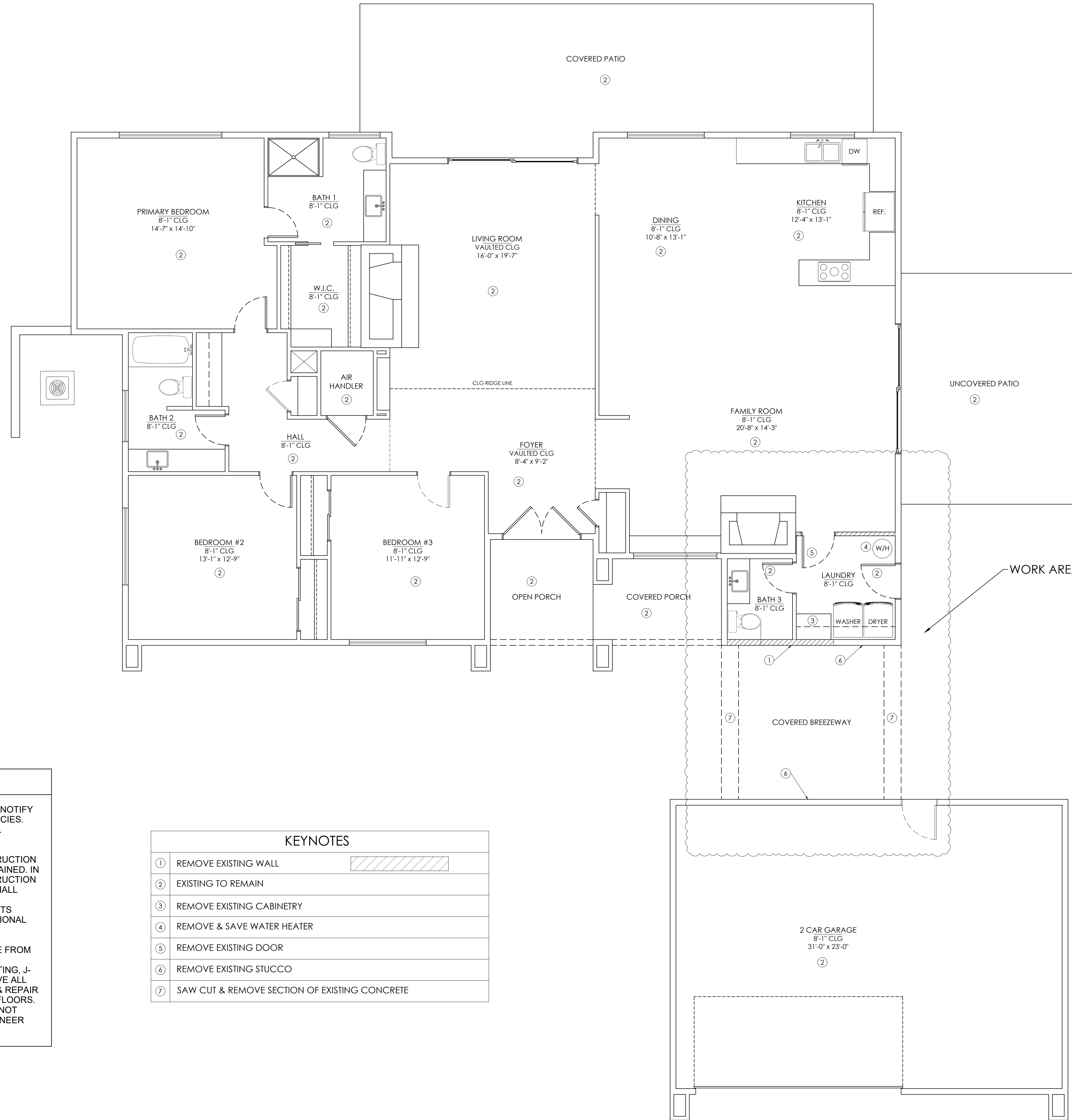
OWNER  
JASON & COURTNEY LEOEUF  
1108 N ORO VISTA  
LITCHFIELD PARK, AZ 85340  
EMAIL: jplcbz64@hotmail.com  
PHONE: 602-618-0643

PROPERTY

Residential Designs by:  
**PROCTOR**  
CUSTOM BUILDERS, LLC  
PHONE: (602) 327-3117

Job No. 200744  
Scale: N.T.S.  
Revision: A  
Date: 11/10/2025  
COVER SHEET  
C1  
Page 15 of 21





**NOTES**

1. FIELD VERIFY ALL CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. REFER TO G.S.N. FOR ALL MATERIAL SPECIFICATIONS.
3. DEMOLITION SHALL BE PERFORMED WITHOUT DAMAGE TO ANY CONSTRUCTION ELEMENTS SCHEDULED TO BE RETAINED. IN THE EVENT ANY RETAINED CONSTRUCTION IS DAMAGED, THE CONTRACTOR SHALL REPAIR, REPLACE, OR OTHERWISE RESTORE THE DAMAGED AREA TO ITS ORIGINAL CONDITION, AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. WASTE SHALL BE REMOVED AS GENERATED. KEEP PREMISES FREE FROM ACCUMULATION.
5. AT ALL ELECTRICAL OUTLETS, LIGHTING, J-BOX, ETC. BEING REMOVED, REMOVE ALL WIRING BACK TO SOURCE. PATCH & REPAIR ADJACENT CEILINGS, WALLS, AND FLOORS.
6. FIELD VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS - CONTACT ENGINEER FOR MISSING DIMENSIONS.

**KEYNOTES**

①	REMOVE EXISTING WALL	
②	EXISTING TO REMAIN	
③	REMOVE EXISTING CABINERY	
④	REMOVE & SAVE WATER HEATER	
⑤	REMOVE EXISTING DOOR	
⑥	REMOVE EXISTING STUCCO	
⑦	SAW CUT & REMOVE SECTION OF EXISTING CONCRETE	

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REVISIONS:


**PROCTOR**  
CUSTOM BUILDERS, LLC  
ROC #2127518 and ROC #295748-2  
1110 N ORO VISTA  
LITCHFIELD PARK, AZ 85340  
PHONE: 623-327-3117 www.proctordesign.com

**BUILDER**

**OWNER**  
JASON & COURTNEY LEBOEUF  
1108 N ORO VISTA  
LITCHFIELD PARK, AZ 85340  
PHONE: 602-618-0643 EMAIL: jplca284@hotmail.com

**PROPERTY**

Residential Designs by:  
**PROCTOR**  
CUSTOM BUILDERS, LLC  
PHONE (623) 327-3117

Job No. 200744  
Scale: 1/4" = 1'-0"  
Revision: 11/10/2025  
**DEMOLITION PLAN**  
A2  
Page 17 of 21

## GENERAL NOTES:

- A. EXTERIOR WALLS ARE 2X6 WOOD STUDS @ 16" O.C.
- B. FIRE BLOCK STUD WALLS AT DROPPED CEILINGS, SOFFITS, AND @ 10'-0" MAX INTERVALS.
- C. ALL GLASS IN HAZARDOUS AREAS & ALL GLASS WITHIN 18" OF FLOOR SHALL BE SAFETY GLASS.

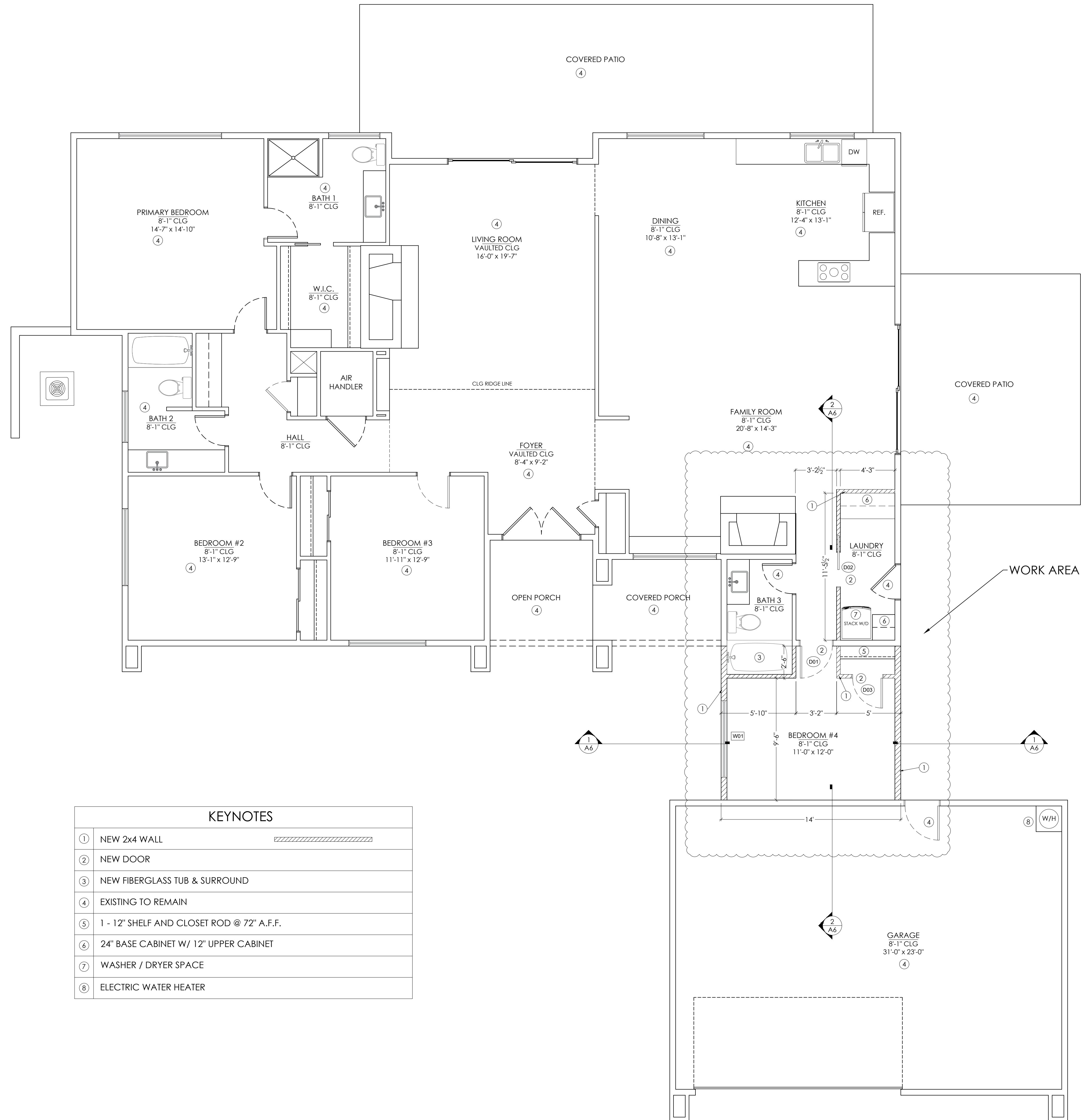
### DOOR SCHEDULE

Label	QTY.	Width	Height	
1st FLOOR				
D01	1	2'-6"	6'-8"	RH Inswing Interior Door
D02	1	2'-8"	6'-8"	Interior Pocket Door
D03	1	6'-0"	6'-8"	Interior closet bypass Door
TOTAL	1			

### WINDOW SCHEDULE

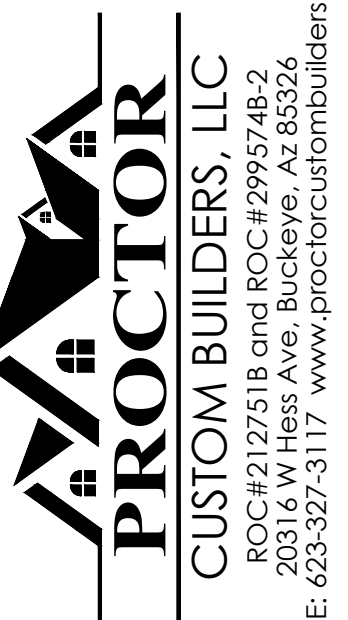
Label	QTY.	Width	Height	
1st FLOOR				
W01	1	6'-0"	4'-0"	XO Slider
TOTAL	1			

KEYNOTES	
①	NEW 2x4 WALL
②	NEW DOOR
③	NEW FIBERGLASS TUB & SURROUND
④	EXISTING TO REMAIN
⑤	1 - 12" SHELF AND CLOSET ROD @ 72" A.F.F.
⑥	24" BASE CABINET W/ 12" UPPER CABINET
⑦	WASHER / DRYER SPACE
⑧	ELECTRIC WATER HEATER



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REVISIONS:



BUILDER

OWNER  
**JASON & COURTNEY LEBOEUF**  
 1108 N ORO VISTA  
 LITCHFIELD PARK, AZ 85340  
 EMAIL: jleb284@hotmail.com  
 PHONE: 602-618-0643

PROPERTY

Residential Designs by:  
  
 PHONE (603) 327-3117

Job No. 200744  
 Scale: 1/4" = 1'-0"  
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**NEW FLOOR PLAN**  
**A4**  
 Page 18 of 21





