THE CITY OF Litchfield Park
(623) 935-5033
litchfieldpark.gov

Design Review Board
Regular Meeting
Agenda

Litchfield Park Branch Library
Community Room
101 W. Wigwam Blvd.
Litchfield Park, AZ 85340

Thursday, September 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

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. Response to Call to the Community

V. Business

A. Approval of Minutes **ACTION/COMMENT**
Presenter: Randy Proch, Planning Director

Discussion and possible action to approve the June 5, 2025, regular meeting minutes.

B. Home and Garage Addition (PZ-25-66) **ACTION/COMMENT**
Presenter: Randy Proch, Planning Director

Discussion and possible action to approve a home and garage addition located at 204 N. Florence Avenue

C. Delana Mae Downtown Building Final (PZ-25-30) **ACTION/COMMENT**
Presenter: Randy Proch, Planning Director

Discussion and possible action to recommend approval to the City Council the Delana Mae mixed-use project in Litchfield Square located at the southwest corner of Desert Avenue and Honeysuckle Street.

VI. Staff Report on Current Events

VII. Board Members Reports on Current Events

VIII. 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, September 4, 2025, in the following place in the City of Litchfield Park:

1. City Hall, outside bulletin board

2. City Website

_____
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 V.A
Approval of Minutes

To: Design Review Board Members
From: Randy Proch, Planning Director
Meeting Date: 9/4/2025

RECOMMENDED MOTION:
DISCUSSION AND POSSIBLE ACTION TO APPROVE THE JUNE 5, 2025, REGULAR MEETING MINUTES.

BACKGROUND/DISCUSSION:
N/A

STAFF RECOMMENDATION:
Staff recommends approval.

FINANCIAL IMPACT:
N/A

ATTACHMENTS:
1. 060525 DRB Minutes - DRAFT

I. Call to Order

The meeting was held in the Library Community Room and called to order at 6:00 PM by Chair Charnetsky. A recording of the meeting may be seen 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 May 8, 2025 regular meeting.

V. Business

A. Approval of Minutes — APPROVED

MOVE TO APPROVE THE MAY 8, 2025, REGULAR MEETING MINUTES

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

B. Meeting Schedule — APPROVED

MOVE TO APPROVE THE CANCELLATION OF THE JULY 3, 2025, REGULAR MEETING

MOVER Board Member Ledyard, **SECONDER** Commissioner Darre
AYE: Chair Charnetsky, Board Member Ledyard, Board Member Dudley,

C. Approval of a Porch Remodel **APPROVED**

The proposal is to update the trellis feature previously contained behind the facade extension with new lumber and posts. The home has previously received approvals for window change-outs, which had removed the arch elements from the front and rear facades of the home.

During this renovation, it was discovered that the arched openings in front of the front door had detached from the home and were no longer structurally sound. A trellis feature spanned across this opening and was supported by this front wall. Without the wall in place, the applicant has requested to utilize new wood posts and cross members to replace what was damaged.

The proposed colors will match the existing home and there have been no public comments received.

MOVE TO APPROVE A PORCH REMODEL, FILE NO. PZ-25-42, LOCATED AT 565 E. ESTERO LANE, 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

D. New Perimeter Wall **APPROVED**

Mr. Proch stated this project is to rebuild a former wall into two new walls to contain new utility meters within the western parking lot. With the recent photovoltaic solar panel upgrade, the equipment needs to be contained and secured. The second wall will contain the gas meter to avoid any vehicular conflict. The new wall will match in style, color, and height with the existing walls on the campus.

Staff has not received any public comment on this proposal and recommends approval, subject to the exhibits provided by the applicant, and stipulations 1 and 2 as follows:

1. A Building Permit issued by the City will be required before any construction is to occur.
2. Obtain and provide the approval from Southwest Gas to relocate the wall around the equipment.

E. Approval of New Facade **APPROVED**

Mr. Proch stated the proposal is to update the facade of the home located at 685 E. Palm Street by removing two wing walls near the front door. The applicant has proposed extensive interior remodeling with limited exterior changes. These changes include a larger kitchen window, new front door, new garage door, removal of the two wing walls near the front door, and landscape enhancements. The attachments include an inspirational photo for the proposed colors and materials, but does not accurately reflect the home, specifically the altered roof line, which is not proposed to be modified. The included plans show
the house as-is with the listed changes.

Staff has not received any public comment on this proposal and recommends approval, subject to the exhibits provided by the applicant, and Stipulations 1 & 2 as follows:

1. A Building Permit issued by the City will be required before any construction is to occur.
2. No modifications may occur within the City's right-of-way (ROW).

F. Approval of the Delana Mae Downtown Building **APPROVED**

Mr. Proch stated Representative Brainard Watson will not vote on this item. She will vote on it when it is presented to the City Council for approval.

He stated the preliminary proposal is located along the northern edge of Lot 13 against Honeysuckle St. It is a three-story, 20,000-square-foot mixed-use building, to include retail on the first floor and 20 condominium units on the second and third stories of the building within Lot 13 and the associated parking within Lot 14. The property is located in Litchfield Square at the northwest corner of Desert Avenue and Wigwam Boulevard.

Currently, the proposal is under first review by Staff and will include comments from both DRB and Council to be addressed for the second submittal. The discussion included the location of the building, as well as private driveways and garages for the residential component. A separate garage building is proposed that will provide appropriate access for Goodyear Fire Department.

Mr. Proch introduced the applicants, Jason and Stacy Poyner, to the Board, who provided a brief history and vision of this project, including what types

of amenities it will have. He stated the name of the project comes from his daughters. The condos will be sold individually.

Mr. Proch stated sign approvals have not been issued yet and this will come before Council in June for possible approval.

VI. Staff Report on Current Events

Mr. Proch stated several projects should break ground this fall. The projects up on the hill are moving quickly, and will be working with Liberty sooner rather than later. There is 38,000 cu. yards of dirt that needs to be moved.

VII. Board Members Reports on Current Events

There were no reports provided.

VIII. Adjournment

MOVE TO ADJOURN THE REGULAR MEETING

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

The regular meeting adjourned at 6:57 PM.

APPROVED:

Susan Charnetsky, Chair

CERTIFICATION

I, Terri Roth, 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, June 5, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Terri Roth, MMC, City Clerk

CITY OF Litchfield Park

DESIGN REVIEW BOARD COMMUNICATION

Business Item V.B
Home and Garage Addition (PZ-25-66)

To: Design Review Board Members
From: Randy Proch, Planning Director
Meeting Date: 9/4/2025

RECOMMENDED MOTION:
MOVE TO APPROVE THE PROPOSED TOWN HOME ADDITION FILE NO. PZ-25-66 LOCATED AT 204 N. FLORENCE AVENUE, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATIONS 1 AND 2.

BACKGROUND/DISCUSSION:
The proposal is to create a new garage, living space, and rear patio to an existing home. The property is located at 204 N. Florence Avenue and is zoned R1-15.

The addition is being brought back before the Design Review Board from a previous case heard in October 2023. As no work had commenced since that time, the application expired and was resubmitted. The proposed addition would utilize the full extent of the side and front setbacks by expanding the overall structure to its extent on those sides, while maintaining a larger backyard without further expansion there. The proposed facade would be modernized and blended into the existing architecture, which would be a small portion of the overall front plane of the home. All other portions of the structure, walls, fencing, and yard would remain as-is.

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 stipulations 1. and 2.:

1. A Building Permit issued by the City will be required before any construction is to occur.
2. Provide on-site retention for the 100-year, 6-hour event for the new construction, with a maximum of 12-inch depth.

FINANCIAL IMPACT:
N/A

ATTACHMENTS:

1. PZ-25-66 Report Attachments

GENERAL SPECIFICATIONS

SUMMARY OF WORK

IN THE PREPARATION OF THESE SPECIFICATIONS AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY THE TRADES. THIS IS DONE ONLY FOR CONVENIENCE AND SHALL NOT RELIEVE THE SUBCONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OF SPECIFIED WHETHER PROPERLY SEGREGATED OF NOT. THESE SETS OF DOCUMENTS ARE PREPARED IN ACCORDANCE WITH CITY AND MAG AMENDMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH THESE REGULATIONS. THE MISPLACEMENT, ADDITION OR OMISSION OF ANY LETTER, WORD, OR PUNCTUATION MASK, OR LACK OF CAPITALIZATION OF A WORD SHALL IN NO WAY DAMAGE THE TRUE SPIRIT, INTENT, OR MEANINGS OF THE SPECIFICATIONS. WHERE SPECIFIC INSTRUCTIONS IN THESE SPECS'S REQUIRE THAT A PARTICULAR PRODUCT AND/OR MATERIAL(S) BE INSTALLED AND/OR APPLIED BY AN APPROVED APPLICATOR OF THE MFR., IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO ENSURE THE WORK BE DONE BY AN APPROVED APPLICATOR.

SUBSTITUTIONS

THE SUBCONTRACTOR SHALL BASE HIS PROPOSAL ON THE EXACT BRANDS, SYSTEMS, METHODS, AND MATERIALS SHOWN, IF THE SUBCONTRACTOR DESIRES TO MAKE SUBSTITUTIONS, HE/SHE SHALL LIST THEM WITH HIS/HER BID AND IN HIS CONTRACT. THE LISTING SHALL BE IN SUFFICIENT DETAIL TO AFFORD THE OWNER OF COMPARISON AND MUST INCLUDE THE MONETARY DIFFERENCE IN CONTRACT PRICE IF THE SUBSTITUTION IS ACCEPTED. SUBSTITUTIONS AFTER SIGNING THE CONTRACT SHALL BE BY CHANGE ORDER ONLY.

ERRORS AND OMISSIONS

IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECS, OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR ON PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTORS FAILURE TO GIVE SUCH NOTICE, HE/SHE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OF OMISSIONS AND THE COST OF RECTIFYING THE SAME. THE CONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED WITH THE OWNER PRIOR TO SUBMITTING A BID; OTHERWISE THE OWNER INTERPRETATION SHALL BE FINAL.

WINDOWS

ALL BEDROOM ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT OF NO MORE THAT 44 INCHES ABOVE FINISHED FLOOR. LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY WITH IRC SEC R303-GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF THE FLOOR SHALL BE SAFETY GLASS. WINDOWS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE MANUFACTURES WRITTEN INSTALLATION INSTRUCTIONS. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE MANUFACTURER FOR EACH WINDOW PER IRC 2012-R612.1

ATTIC VENTILATION, SCUTTLE, AND VENTS

ATTIC SCUTTLE SHALL BE NO LESS THAT 22"X30" AND 30" MIN. CLEAR HEAD ROOM ABOVE THE ACCESS OPENING. AT ACCESS PANEL PROVIDE MIN 5/8" TYPE 'X' GYP. BD. ON GARAGE SIDE FACE DOWN. VENTILATION SHALL COMPLY WITH IRC SEC R806. WHERE THIN COAT STUCCO IS USED AT ATTIC AREAS, A THERMAL BARRIER BEHIND THE FOAM OF IN LIEU OF THE FOAM SHALL BE USED IRC SEC R806-PROVIDE CORROSION RESISTANT METAL MESH. EXTERIOR VENTS WITH MESH OPENINGS LESS THAN 1/4"-IRC SEC R806.1. REVISED TO REQUIRE A MINIMUM OF 1 INCH SPACE TO BE PROVIDED NOT ONLY AT THE LOCATION OF THE VENT, BUT ALSO BETWEEN THE INSULATION AND THE ROOF SHEATHING THROUGHOUT THE ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES AS PER IRC 2006-R806.3. THIS NEW SECTION SPECIFIES THE CONDITIONS UNDER WHICH A CONDITIONED ATTIC ASSEMBLY IS PERMITTED TO BE UN-VENTED AS PER IRC 2012-R806.4.

LOCATION FOR REQUIRED FIRE BLOCKING

CONCEALED SPACES OF STUD WALLS AT CEILING AND FLOOR LEVELS FURRED SPACES AND SOFFITS AT 10 LEVELS BOTH VERTICAL AND HORIZONTAL. ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT DROPPED CEILINGS, SOFFITS, AND COVE CEILINGS. BETWEEN STAIR STRINGERS IN TOP AND BOTTOM OF RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE STRINGERS. OPENINGS AROUND PIPES, DUCTS, VENTS AND CHIMNEYS WITH NON-COMBUSTIBLE MATERIALS SUCH AS UNFACTED FIBERGLASS INSULATION. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS-IRC SEC R1001.16 AND SEC R1002.

GRADING AND DRAINAGE

FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10'-0" TO APPROVED WATER DISPOSAL AREA.

VEHICULAR ACCESS DOOR

VEHICULAR ACCESS DOORS (GARAGE DOORS) BE TESTED IN ACCORDANCE WITH ASTM E 330 OR ANSI/DASMA 108 PER IRC 2012 R-613.5.

LANDINGS AT DOORS

THE FLOOR OR LANDING AT THE EXTERIOR DOOR SHALL NOT BE MORE THAT 1.5 INCHES (38mm) LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT EXCEED 0.25 UNIT VERTICAL IN 12 INCHES HORIZONTAL (2%). EXCEPTION 1 WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, OTHER THAN THE REQUIRED EXIT DOOR, A LANDING IS NOT REQUIRED FOR THE EXTERIOR SIDE OF THE DOOR PROVIDED THE DOOR, OTHER THAN, AN EXTERIOR STORM OR SCREEN DOOR, DOES NOT SWING OVER THE STAIRWAY PER IRC 2012-R311.4.3.

ACCESS TO A PUBLIC WAY

ALL BUILDINGS SHALL BE LOCATED ON ALL LOTS FRONTING A PUBLIC WAY OR OTHER APPROVED ACCESS TO A PUBLIC WAY. SUCH APPROVED ACCESS SHALL BE RECORDED WITH COUNTY OF MARICOPA WITH THE APPROVAL OF THE BUILDING OFFICIAL OR RECORDED ON THE APPROVED PLAT IN ACCORDANCE WITH THE TEMPE CITY CODE. THE ACCESS SHALL BE IN COMPLIANCE WITH THE PHOENIX FIRE CODE PER IRC 2012-R301.1.4.

OUTDOOR DISCHARGE

A NEW SECTION TO REQUIRE MECHANICALLY EXHAUSTED AIR TO BE DISCHARGED TO THE OUTDOORS AS PER IRC 2012-M1501.1.

EXTERIOR WALL LOCATION

CONSTRUCTION, PROJECTIONS, OPENINGS, AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1 THESE PROVISIONS SHALL NOT APPLY TO THE WALLS, PROJECTIONS, OPENINGS, OR PENETRATIONS IN WALLS THAT ARE PERPENDICULAR TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE. PROJECTIONS BEYOND THE EXTERIOR WALL SHALL NOT EXTEND MORE THAN 12 INCHES INTO THE AREAS WHERE OPENINGS ARE PROHIBITED. NON-FIRE RESISTANCE RATED EXTERIOR WALLS REQUIRE A MIN. FIRE SEPARATION DISTANCE OF 5 FT. TOTAL SURFACE AREA OF SUCH OPENING IS LIMITED TO 23% OF THE TOTAL WALL AREA PER IRC 2012-R302.

AREA SEPARATIONS

GARAGE WALLS AND CEILING COMMON TO LIVABLE AREA TO HAVE A MIN. OF 5/8" TYPE 'X' GYP. BOARD PER IRC R302.6.

WATER RESISTANCE APPLICATIONS

WALLS COMMON TO SHOWER, TUBS, WASHER, AND SINKS SHALL BE FINISHED WITH M.R. GYP. BOARD AND CERAMIC TILE OR EQUAL TO A MIN. 74" ABOVE DRAIN.

LISTED AND LABELED

ALL APPLIANCES MUST BE LISTED AND LABELED FOR THE APPLIANCE IN WHICH THEY ARE INSTALLED AS PER IRC 2012-N1302.1

FIREPLACES

FIREPLACE CHIMNEY SHALL TERMINATE A MIN. OF 2'-0" ABOVE THE ROOF WITH IN 100' MEASURED HORIZONTAL-PER IRC SEC R1001.6. FIREPLACE HEARTH, LINTEL, HEARTH EXTENSIONS, AND FIRE STOPPING, SHALL COMPLY WITH IRC SEC R1001.16. PROVIDE A COPY MFR. INSTALLATION INSTRUCTIONS AND AN ICC REPORT TO THE INSPECTOR OF THE FIREPLACE.

MECHANICAL

AIR HANDLER SHALL BE ATTIC MOUNTED AND SHALL INCLUDE:
- A. PLYWOOD PLATFORM FOR UNIT WITH CORE CLEARANCES
- B. LIGHT SWITCH AT UNIT AND 110v OUTLET.
- C. 2 CONDENSER DRAIN LINES
- D. CATWALK TO UNIT NOT TO EXCEED 20'-0" IN LENGTH.

UNITS OVER LIVABLE AREA TO RECEIVE EXTERNAL CONDENSER DRAIN PAN AND 3/4" CONDENSER DRAIN (FROM EACH PAN) WITH P-TEMP AN C.O. GRADE TO AT 4'-0". MECHANICAL EQUIPMENT SHALL BE GROUND MOUNTED DRYER VENT SHALL NOT EXCEED (4'-0" MAX LENGTH.

DUCT LENGTH

DELETED THE EXCEPTION THAT ALLOWED LONGER CLOTHES DRYER EXHAUST DUCT LENGTHS WHERE A BOOSTER FAN WAS INSTALLED AND ADDED AN EXCEPTION FOR CALCULATING THE EQUIVALENT LENGTH OF LARGE RADIUS BENDS IN THE DUCT SYSTEMS AS PER IRC 2012-M1502.6.

PLUMBING

WATER HEATER PRESSURE RELIEF LINE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXT. OF THE BUILDING AND TERMINATION IN A DOWNWARD POSITION NOT MORE THAT 2'-0" NOR LESS THAN 6" ABOVE GRADE. THE PRESSURE RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS OR OTHER PUBLIC AREAS. ALL DIRECT WASTE AND VENTING IS TO BE ABS PIPE. ALL COPPER TUBING IN WATER PIPING ABOVE SLAB TO BE A MIN TYPE "M", AND MIN TYPE "L" BELOW SLAB AND INSTALLED WITHOUT JOINTS. PLUMBING FIXTURES TO COMPLY WITH LOW FLOW FIXTURE ORDINANCE AND INCLUD THE FOLLOWING:
- A. WATER CLOSET | 1.5 GALLONS PER FLUSH
- B. SINKS AND SHOWERHEADS, 2.75 GALLONS PER MINUTE.

ELECTRICAL

RECEPTACLES SHALL BE PLACED SO THAT NO POINT ALONG THE FLOOR LINE OF AN UNBROKEN WALL TWO OR MORE FEET IS MORE THAN 6 FEET FROM AN OUTLET WITH IN THAT WALL IRC 2012. OUTLETS AT KITCHEN COUNTER GREATER THAN 12 INCHES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET-PER IRC 2012. ALL RECEPTACLE OUTLETS IN BATHROOMS AND GARAGE AT GRADE LEVEL AND ALL KITCHEN OUTLETS TO BE GFCI SHALL HAVE GROUND FAULT INTERRUPTER PROTECTION PER IRC 2012. ONE 20 AMP BRANCH CIRCUIT SHALL BE INSTALLED TO SERVE THE LAUNDRY ROOM AND SHALL HAVE NO OTHER OUTLETS. OUTLET BOXES IN THE WALL BETWEEN THE DWELLING AND THE GARAGE SHELVING METAL OR UL APPROVED FIRE RESISTANT PLASTIC OUTLET BOXES IN GARAGE CEILING SHALL BE METAL. EFFECTIVE JANUARY 1ST 2008, ARC FAULT CIRCUIT INTERRUPTER DEVICES SHIELD* COMBINATION TYPE AS PER IRC 2012-E3902.12. TWO OR MORE 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE INSTALLED TO SERVE KITCHEN NOOK AND DINING AREAS, NO OTHER OUTLETS SHALL BE ON THESE CIRCUITS.

SMOKE DETECTION AND NOTIFICATION

ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS NFPA 72. HOUSEHOLD FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 72 THAT INCLUDE SMOKE ALARMS, OR A COMBINATION OF SMOKE DETECTOR AND AUDIBLE NOTIFICATION DEVICE INSTALLED AS REQUIRED BY THIS SECTION FOR SMOKE ALARMS, SHALL BE PERMITTED. THE HOUSEHOLD FIRE ALARM SYSTEM SHALL PROVIDE THE SAME LEVEL OF SMOKE DETECTION AND ALARM AS REQUIRED BY THIS SECTION FOR SMOKE ALARMS IN THE EVENT THE FIRE ALARM PANEL IS REMOVED OR THE SYSTEM IS NOT CONNECTED TO A CENTRAL STATION PER IRC 2012-R314.1.1-BOXES TO BE UL LISTED

HAZARDOUS LOCATIONS

EXCEPTION 4 GLAZING IN SECTION R308.4, ITEM 6, IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION, OTHER THAN THE WALL TOWARD WHICH THE DOOR SWINGS WHEN OPENED. EXCEPTION 9.3 WHEN A SOLID WALL OR PANEL EXTENDS FROM THE PLANE OF THE ADJACENT WALKING SURFACE TO 34" TO 36" ABOVE THE FLOOR AND THE CONSTRUCTION AT THE TOP OF THAT WALL OR PANEL IS CAPABLE OF WITHSTANDING THE SAME HORIZONTAL LOAD AS THE PROTECTIVE BAR. EXCEPTION 10 GLASS BLOCK PANELS COMPLYING WITH SECTION R610 PER IRC 2012-R308.4.

CEMENT, FIBER-CEMENT, AND GLASS

CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1288, C1325, OR C1178 AND ISTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS AS PER IRC 2012-R702.4.2.

WATER RESISTIVE BARRIERS

WATER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER AS PER IRC 2012-R703.6.3.

EQUIPMENT EFFICIENCY

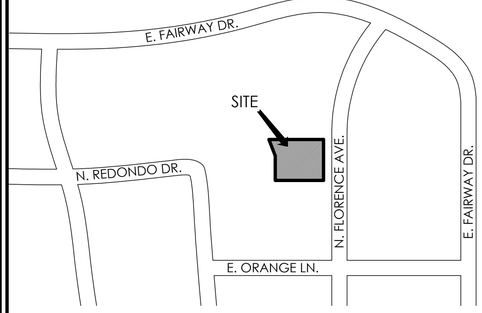
SPACE HEATING, SPACE COOLING, AND HOT WATER HEATING SYSTEMS SHALL MEET THE PREVAILING FEDERAL MINIMUM STANDARDS FOR EFFICIENCY RATINGS AS PER IRC 2012-N1103.7.

FOUNDATION AND SUPPORTERS

A NEW REQUIREMENT TO INSTALL OUTDOOR MECHANICAL EQUIPMENT ON FOUNDATIONS OR SLABS AT LEAST 3 INCHES ABOVE GRADE AS PER IRC 2012-M1308.3.

AUXILIARY AND SECONDARY DRAIN SYSTEMS

ADDED A REQUIREMENT FOR DRAIN PANS UNDER FUEL-FIRED APPLIANCES THAT PRODUCE CONDENSATE WIT AN EXCEPTION FOR APPLIANCE THAT SHUT DOWN WHEN A BLOCKAGE OCCURS IN THE CONDENSATE DRAIN SYSTEM. ADDED A FOURTH METHOD OF PREVENTING PAN OVERFLOW WHICH USES A WATER LEVEL DETECTIONS DEVICE INSTALLED IN THE PRIMARY DRAIN LINE TO SHUT DOWN THE APPLIANCES PER IRC 2012-M1411.3.1.



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VICINITY MAP

NOT TO SCALE

STANDARD MATERIAL SPEC'S (IRC2012)

MATERIAL	ALLOWABLE STRESS
CONCRETE	F'c=3000psi
REINFORCING STEEL	F'y=40ksi
LUMBER	Fb=1250psi (SINGL); E=1.6x10psi D.F. #2
HORIZONTAL FRAMING MEMBERS	Fb=1450psi (SREP); E=1.6x10psi D.F. #2
GLUE LAMINATED BEAMS	Fb=2400psi; E=1.8x10psi
PLYWOOD ROOFS	1/2" STANDARD SHEATHING WITH EXT. GLUE PANEL INDEX 32/16
BOLTS	Fy=30ksi

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS (IRC2012 TABLE R602.3(1)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
	ROOF		
1	BLOCKING BETWEEN JOIST OF RAFTERS TO TOP PLAT, TOE NAIL	3-8d	--
2	CEILING JOIST TO PLAT, TOE NAIL	3-8d	--
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, FACE NAIL	3-10d	--
4	COLLAR TIE RAFTER, FACE NAIL OF 1-1/4"X20 GAGE RIDGE STRAP	3-10d	--
5	RAFTER OR ROOF TRUSS TO PLATE, TOE NAIL	3-16d BOX NAILS OR 3-10d COMMON NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
6	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS- TOE NAIL FACE NAIL	4-16d, 3-16d	--
	WALL		
7	BUILT-UP STUDS-FACE NAIL	10d	24" O.C.
8	ABUTTING STUDS AT INTERSECTING WALL CORNERS, FACE NAIL	16d	12"O.C.
9	BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d	16" O.C. ALONG EACH EDGE
10	CONTINUED HEADER, TWO PIECES	4-8d	16" O.C. ALONG EACH EDGE
11	CONTINUOUS HEADER TO STUD, TOE NAIL	10d	
12	DOUBLE STUDS, FACE NAIL	10d	24" O.C.
13	DOUBLE TOP PLATES, FACE NAIL	8-16d	24" O.C.
14	DOUBLE TOP PLATES, MINIMUM 24" OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	16d	--
15	SOLE PLATE TO JOIST OR BLOCKING	3-16d	16" O.C.
16	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-8d OR 2-16D	16" O.C.
17	STUD TO SOLE PLATE, TOE NAIL	2-16d	--
18	TOP OR SOLE PLATE TO STUD, END NAIL	2-10d	--
19	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d	--
20	1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d, 2 STAPLES 1-3/4"	--
21	1"X6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d, 2 STAPLES 1-3/4"	--
22	1"X8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d, 3 STAPLES 1-3/4"	--
23	WIDER THAN 1"X8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d, 4 STAPLES 1-3/4"	--
	FLOOR		
24	JOIST TO SILL OR GIRDER, TOE NAIL	3-8d	--
25	RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8d	6" O.C.
26	RIM JOIST OR BLOCKING TO SILL PLATE, TOE NAIL	8d	6" O.C.
27	1"X6" SUB-FLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d, 2 STAPLES 1-3/4"	--
28	2" SUB-FLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d	--
29	2" PLANKS (PLANK AND BEAM-FLOOR AND ROOF)	2-16d	AT EACH BEARING
30	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM STAGGERED. TWO NAILS AT ENDS AND AT EACH SPLICE
31	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d	AT EACH JOIST OR RAFTER

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS SPECIFIC TO SHEATHING AND PANELING (IRC2012 TABLE R602.3(1)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS: EDGES (INCHES)	SPACING OF FASTENERS: INTERMEDIATE SUPPORTS (INCHES)
	WOOD STRUCTURAL PANELS, SUB-FLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING			
32	3/8"-1/2"	6d COMMON NAIL (SUB-FLOOR WALL)	6	12
33	19/32"-1"	8d COMMON NAIL	6	12
34	1-1/8"-1-1/4"	10d COMMON NAIL OR 8d DEFORMED NAIL	6	12
	OTHER WALL SHEATHING			
35	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-1/2" GALVANIZED ROOFING NAIL, 7/16" CROWN OR 1" CROWN STAPLE 16 GA., 1-1/4" LONG	3	6
36	25/32" STRUCTURAL CELLULOSIC SHEATHING	1-3/4" GALVANIZED ROOFING NAIL, 7/16" CROWN OR 1" CROWN STAPLE 16 GA., 1-1/2" LONG	3	6
37	1/2" GYPSUM SHEATHING	1-1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4 SCREWS, TYPE W OR S	7	7
38	5/8" GYPSUM SHEATHING	1-3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8 SCREWS, TYPE W OR S	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUB-FLOOR UNDERLAYMENT TO FRAMING			
39	3/4" AND LESS	6d DEFORMED NAIL OR 8d COMMON NAIL	6	12
40	7/8"-1"	8d COMMON NAIL OR 8d DEFORMED NAIL	6	12
41	1-1/8"-1-1/4"	10d COMMON NAIL OR 8d DEFORMED NAIL	6	12

LITCHFIELD PARK ADOPTED CODES

YEAR	BUILDING CODE
2012	INTERNATIONAL BUILDING CODE (IBC)
2012	INTERNATIONAL RESIDENTIAL CODE (IRC)
2012	INTERNATIONAL PLUMBING CODE (IPC)
2012	INTERNATIONAL MECHANICAL CODE (IMC)
2005	NATIONAL ELECTRIC CODE (NEC)
2012	INTERNATIONAL FUEL GAS CODE (IFGC)
2012	INTERNATIONAL FIRE CODE (IFC)
2012	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

OWNER INFORMATION

NAME:	ARACELI TERRAZAS
PROPERTY ADDRESS:	204 N. FLORENCE AVE. LITCHFIELD PARK, AZ. 85340

ZONING INFORMATION

LOCAL JURISDICTION:	LITCHFIELD
ZONING DISTRICT:	R1-15
FRONT SETBACK:	30'-0"
REAR SETBACK:	30'-0"
SIDE SETBACKS:	15'-0"/15'-0"
MAX LOT COVERAGE ALLOWED:	30%

BUILDING AREA CALCULATIONS

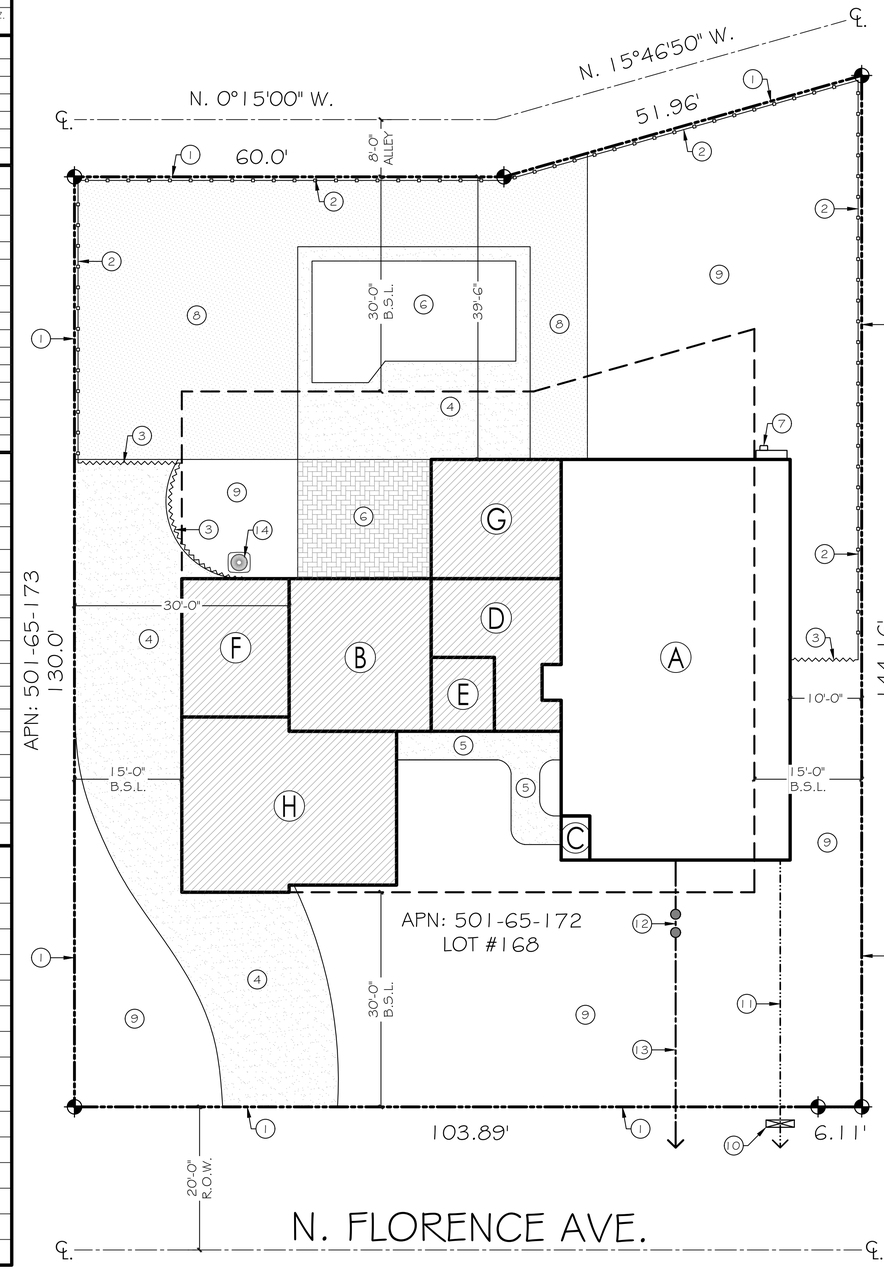
A	EXIST. LIVABLE RESIDENCE TO REMAIN	1,781 SQ. FT.
B	EXIST. GARAGE TO BE NEW LIVABLE RESIDENCE	423 SQ. FT.
C	EXIST. FRONT PORCH TO REMAIN	25 SQ. FT.
D	EXIST. COVERED PATIO TO BE NEW LIVABLE RESIDENCE	283 SQ. FT.
E	EXIST. STORAGE TO BE NEW LIVABLE RESIDENCE	91 SQ. FT.
F	NEW LIVABLE RESIDENCE	290 SQ. FT.
G	NEW COVERED PATIO	303 SQ. FT.
H	NEW TWO CAR GARAGE	690 SQ. FT.
	TOTAL LIVABLE RESIDENCE:	2,868 SQ. FT.
	TOTAL UNDER ROOF	3,886 SQ. FT.
	LOT SIZE:	15,240 SQ. FT.
	LOT COVERAGE:	25.49 %

SHEET INDEX

SHEET	CONTENT
CS	COVER SHEET, SITE PLAN, AND VICINITY MAP
A1	DEMOLISHED PLAN
A2	FLOOR PLAN
A3	DIMENSIONED PLAN
A4	ELEVATIONS
A5	CROSS SECTION
A6	ROOF PLAN
P1	PLUMBING ISOMETRICS
E1	ELECTRICAL PLAN
M1	MECHANICAL PLAN
M2	MECHANICAL DETAILS
S1	FOUNDATION PLAN
S2	FRAMING PLAN
S3	SHEAR WALL PLAN
D1	FOUNDATION AND FRAMING DETAILS

SITE PLAN KEYNOTES

MARK	DESCRIPTION
1	PROPERTY LINE
2	EXIST. 6' CMU BLOCK FENCE TO REMAIN
3	EXIST. 6' HEIGHT CHAIN LINK FENCE TO REMAIN
4	EXIST. CONCRETE SLAB TO REMAIN
5	NEW 4" CONCRETE SLAB
6	EXIST. POOL TO REMAIN
7	EXIST. 200 AMP. UNDERGROUND ELECTRICAL PANEL TO REMAIN
8	EXIST. GRAVEL TO REMAIN
9	EXIST. GRASS TO REMAIN
10	EXIST. WATER METER TO REMAIN
11	EXIST. WATER LINE TO REMAIN
12	EXIST. 2 WAY CLEAN OUT TO REMAIN
13	EXIST. WASTE LINE TO REMAIN
14	NEW A/C UNIT



N

SITE PLAN

SCALE: 1"=10'-0"

GRAPHIC SCALE

10 0 10 20

SCALE FEET

(IN FEET)
1 inch = 10 ft.

CONTRACTOR TO VERIFY EXISTING ROOF SLOPE TO MATCH NEW ROOF SLOPE

CALL BLUE STAKE BEFORE ANY EXCAVATION AT 1-800-STAKE-IT

CONTRACTOR TO VERIFY FULL SET OF PLANS BEFORE PROCEEDING CONSTRUCTION

OWNER MUST VERIFY WITH ELECTRIC SERVICE PROVIDER PANEL LOCATION BEFORE PROCEEDING CONSTRUCTION

CONTRACTOR TO VERIFY WATER AND SEWER LINES BEFORE PROCEEDING ANY WORK

PROJECT:

NEW ADDITION RESIDENCE

OWNER:

ARACELI TERRAZAS

APN: 501-65-172

204 N. FLORENCE AVE. LITCHFIELD PARK, AZ. 85340

CONTENT:

COVER SHEET, SITE PLAN & VICINITY MAP

DATE: 12-01-2022

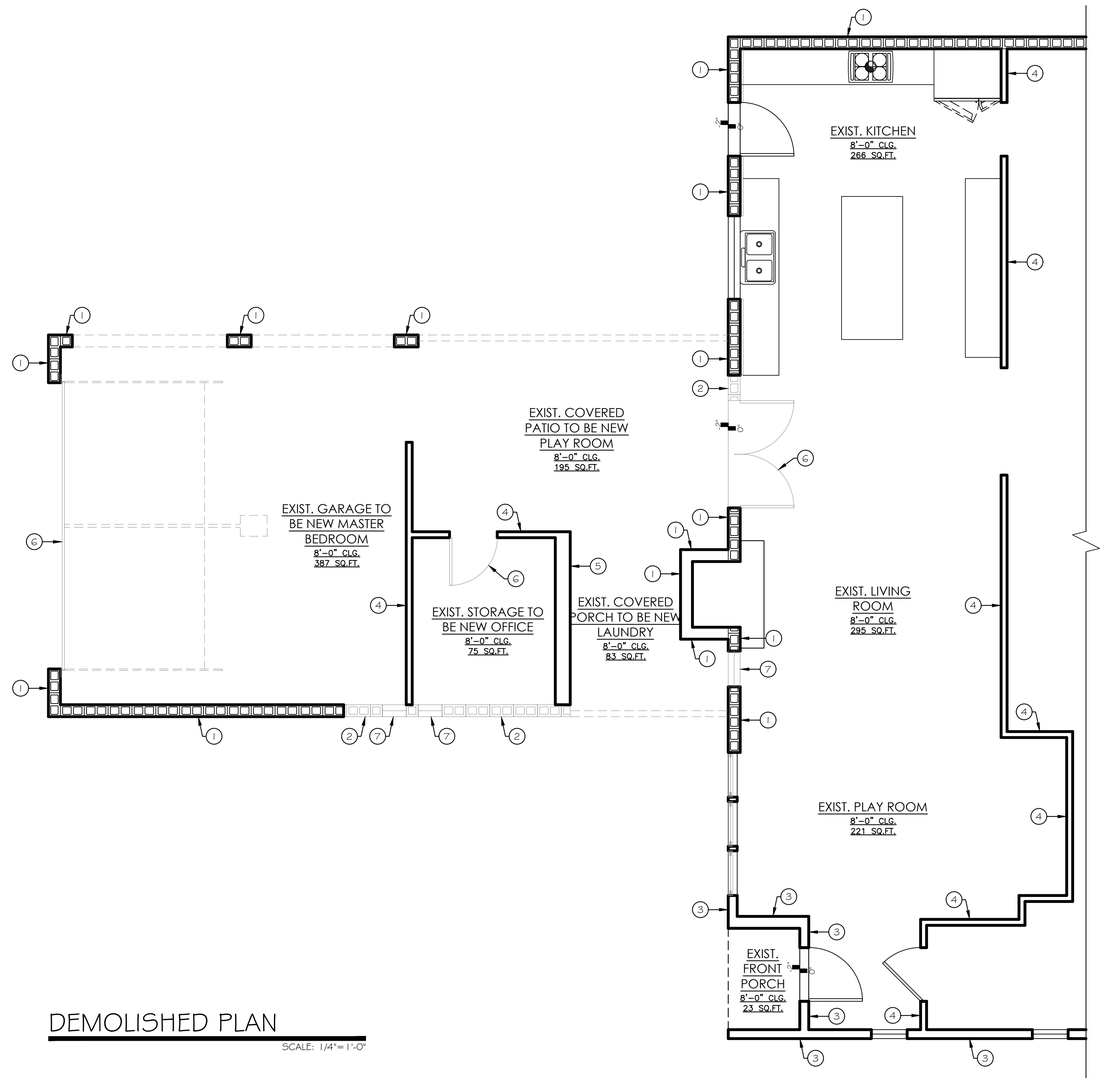
REVISIONS:

DATE:	BY:
1	
2	

SHEET NUMBER:

CS

KEYNOTES	
MARK	DESCRIPTION
1	EXIST. CMU BLOCK WALL TO REMAIN
2	EXIST. CMU BLOCK WALL TO BE DEMOLISHED
3	EXIST. 2x6 EXTERIOR WALL TO REMAIN
4	EXIST. 2x4 WALL TO BE REMAIN
5	EXIST. 2x10 INTERIOR WALL TO REMAIN
6	EXIST. DOOR TO BE REMOVED
7	EXIST. WINDOW TO BE REMOVED



DEMOLISHED PLAN

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

CONTRACTOR TO VERIFY EXISTING ROOF SLOPE TO MATCH NEW ROOF SLOPE

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CONTRACTOR TO VERIFY WATER AND SEWER LINES BEFORE PROCEEDING ANY WORK

PROJECT:

NEW ADDITION RESIDENCE

OWNER:

ARACELI TERRAZAS

APN: 501-65-172

204 N. FLORENCE AVE.
LITCHFIELD PARK, AZ.
85340

CONTENT:

DEMOLISHED PLAN

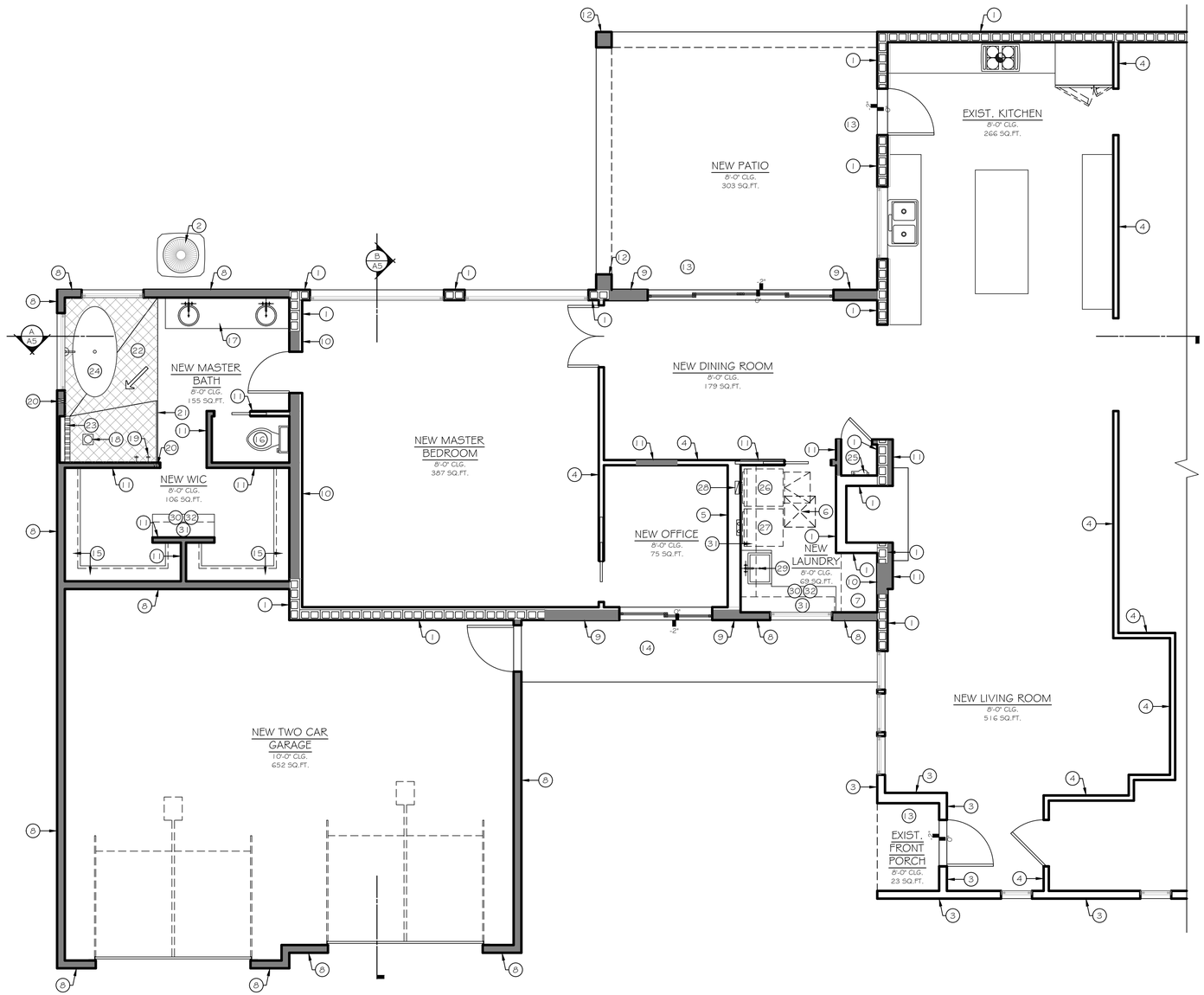
DATE: 12-01-2022

REVISIONS:

DATE:	BY:
1	
2	

SHEET NUMBER:

A1



FLOOR PLAN

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

KEYNOTES

MARK	DESCRIPTION
1	EXIST. CMU BLOCK WALL TO REMAIN
2	NEW A/C UNIT
3	EXIST. 2x6 EXTERIOR WALL TO REMAIN
4	EXIST. 2x4 WALL TO BE REMAIN
5	EXIST. 2x10 INTERIOR WALL TO REMAIN
6	NEW 24"x24" SKY LIGHT, SEE DETAIL 208/D1 FOR SPEC'S
7	NEW SHELVES
8	NEW 2x6 EXTERIOR WALL W/STUDS @16" O.C.
9	NEW 2x10 EXTERIOR WALL W/STUDS @16" O.C.
10	NEW 2x10 INTERIOR BEARING WALL W/STUDS @16" O.C.
11	NEW 2x4 INTERIOR WALL W/STUDS @24" O.C.
12	NEW 12"x12" WOOD FRAME COLUMN
13	EXIST. LANDING AT DOOR TO REMAIN
14	NEW LANDING AT DOOR TO COMPLY W/ IRC R311.3
15	NEW 1 SHELF - 1 ROD
16	NEW WATER CLOSET (PROVIDE A MIN. OF 15" ON EACH SIDE & A MIN. OF 21" CLEARANCE IN FRONT)
17	NEW 96" DOUBLE SINK CABINET
18	NEW SHOWER HEAD RAIN
19	NEW WATER CONTROL VALVE IN SHOWER WALL
20	NEW WOOD BACKING FOR SHOWER ENCLOSURE
21	NEW 72" HEIGHT GLASS SHOWER ENCLOSURE - TEMP. GLASS
22	NEW WALK IN SHOWER FINISHED W/ CERAMIC TILE. SEE NOTE #2
23	NEW 36" LONG TRENCH DRAIN
24	NEW FREESTANDING TUB, WITH FREESTANDING FLOOR MOUNT TUB FAUCET
25	EXIST. THANKLESS WATER HEATER TO REMAIN
26	NEW DRYER (ELECTRIC) LOCATION
27	NEW CLOTHES WASHER LOCATION
28	NEW 4"Ø DRYER DUCT OUT ROOF TO APPROVED ROOF CAP. PROVIDE DRYER VENT TAG TO SHOW COMPLIANCE W/ 2012 UPC/IPC
29	NEW 24" UTILITY SINK
30	NEW BASE CABINETS
31	NEW WALL CABINETS
32	NEW COUNTER TOP
33	NEW 2" FURRING

NOTES:

NOTE 1: SHOWER AND TUB/SHOWER COMBINATIONS THAT HAVE INDIVIDUAL CONTROL VALVES SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
NOTE 2: THAT BATHTUB AND SHOWER ENCLOSURES SHALL BE FINISHED WITH CERAMIC TILE, OR A LISTED ENCLOSURE, TO A HEIGHT OF AT LEAST 72" ABOVE THE DRAIN. PER IRC R307.2.
NOTE 3: WATER CLOSETS, 1.5 GALLONS PER FLUSH. SINKS 2.2 GALLONS PER MINUTE. SHOWERHEADS 2.5 GALLONS PER MINUTE. PER WATER CONSERVATION REQUIREMENTS.
NOTE 4: SHOWER AREA FLOOR SHALL NOT BE LESS THEN 30" IN MINIMUM DIMENSION AND SHALL HAVE AT LEAST 900 SQUARE INCHES OF INTERIOR CROSS-SECTIONAL AREA (IRC-P2708.1)
NOTE 5: WATER-RESISTANT GYPSUM, BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDED IN A SHOWER OR TUB COMPARTMENT. PER R702.4.2.

PROJECT:

NEW ADDITION RESIDENCE

OWNER:

ARACELI TERRAZAS

APN: 501-65-172

204 N. FLORENCE AVE.
LITCHFIELD PARK, AZ.
85340

CONTENT:

FLOOR PLAN

DATE: 12-01-2022

REVISIONS:

DATE:	BY:
1	
2	

SHEET NUMBER:

A2

CONTRACTOR TO VERIFY EXISTING ROOF SLOPE TO MATCH NEW ROOF SLOPE

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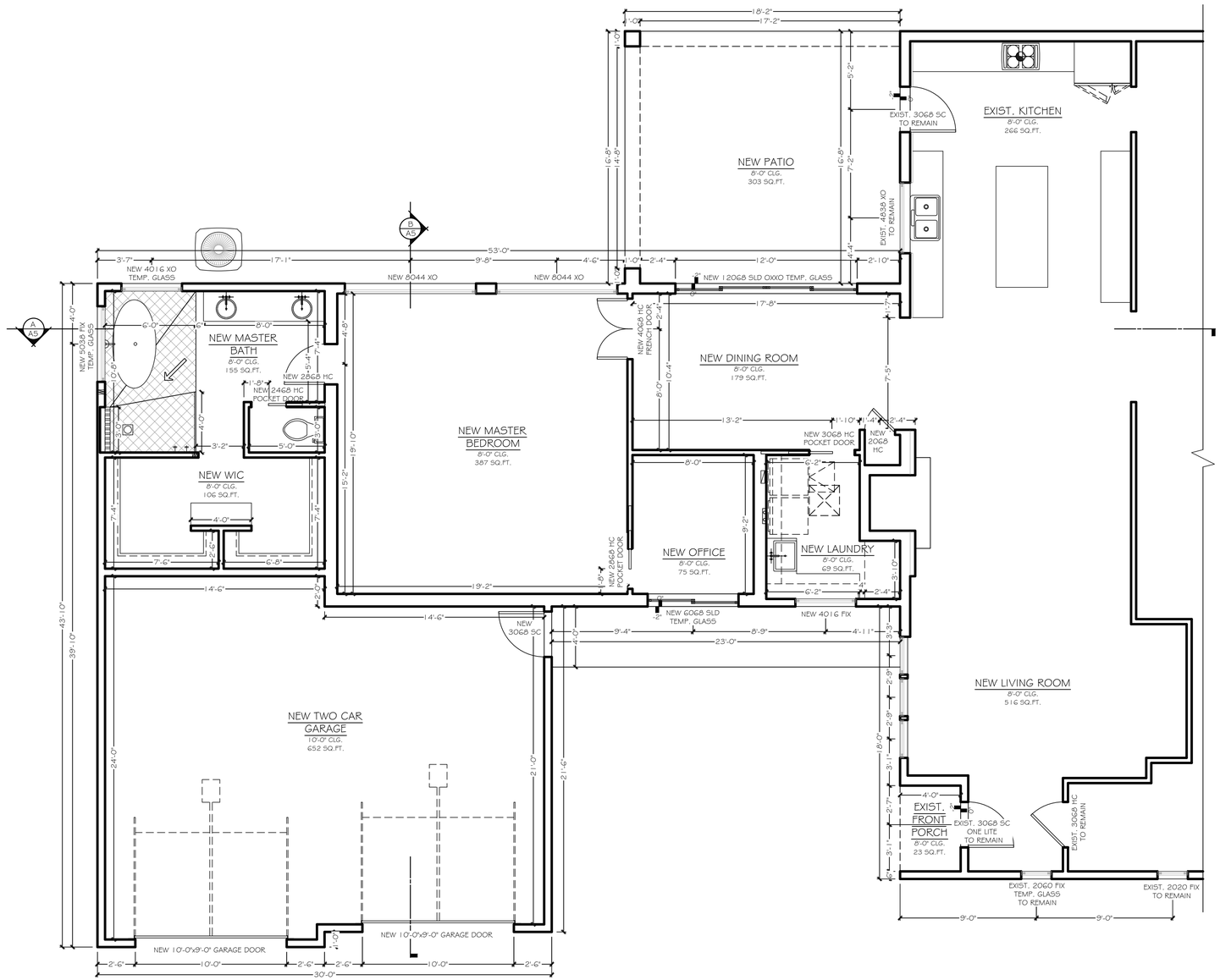
CONTRACTOR TO VERIFY WATER AND SEWER LINES BEFORE PROCEEDING ANY WORK



DIMENSIONED PLAN

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

PROJECT:

NEW ADDITION RESIDENCE

OWNER:

ARACELI TERRAZAS

APN: 501-65-172

204 N. FLORENCE AVE.
LITCHFIELD PARK, AZ.
85340

CONTENT:

DIMENSIONED PLAN

DATE: 12-01-2022

REVISIONS:

DATE:	BY:
1	
2	

SHEET NUMBER:

A3

CONTRACTOR TO VERIFY EXISTING ROOF SLOPE TO MATCH NEW ROOF SLOPE

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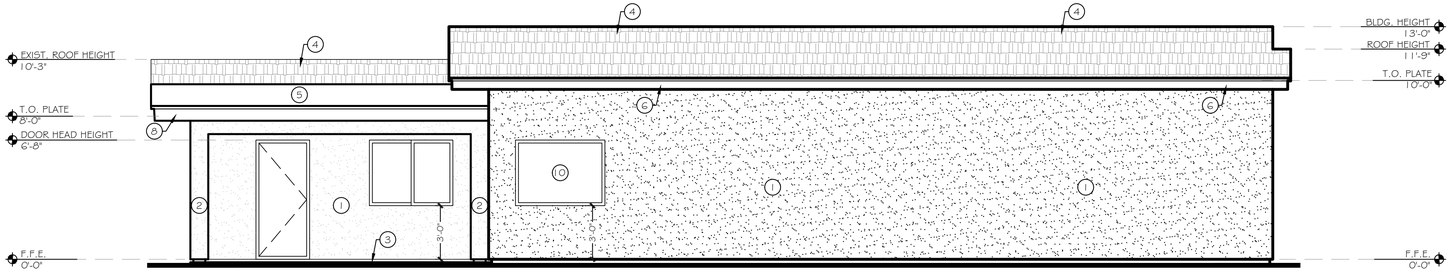
CONTRACTOR TO VERIFY FULL SET OF PLANS BEFORE PROCEEDING CONSTRUCTION

OWNER MUST VERIFY WITH ELECTRIC SERVICE PROVIDER PANEL LOCATION BEFORE PROCEEDING CONSTRUCTION

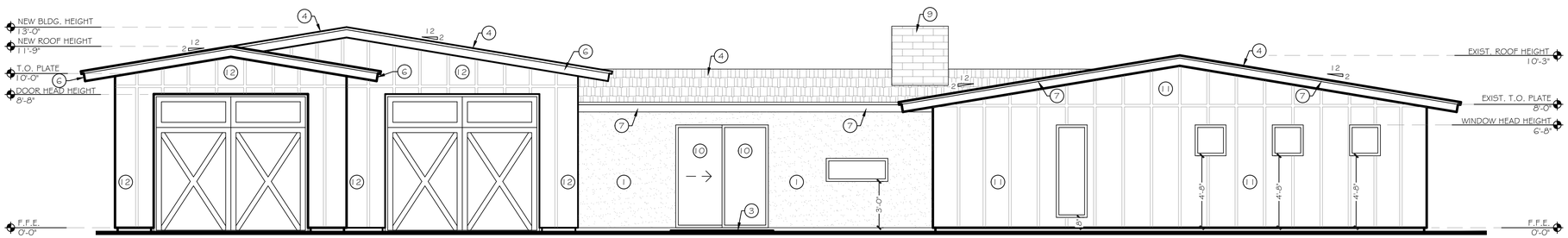
CONTRACTOR TO VERIFY WATER AND SEWER LINES BEFORE PROCEEDING ANY WORK

KEYNOTES	
MARK	DESCRIPTION
1	NEW STUCCO SYSTEM (ESR# 2375) TO MATCH EXIST. STUCCO
2	NEW 12"x12" WOOD FRAME COLUMN WITH STUCCO SYSTEM (ESR# 2375)
3	NEW 4" CONCRETE SLAB
4	NEW ASPHALT SHINGLES TYP. #30 ROOFING FELT ULCLA-ASTM D3018-82 TYP. ICC-ES-ESR-1389 AND ESR-3537
5	NEW BITUMEN MEMBRANE ROOF SYSTEM ICC-ESR-1654 TORCH DOWN. TO COMPLY WITH R905.3.3 UNDERLAYMENT. BLACK COLOR
6	NEW 2x8 FASCIA BOARD TO MATCH EXIST. FASCIA BOARD
7	EXIST. 2x8 FASCIA BOARD TO REMAIN
8	NEW 2x10 FASCIA BOARD TO MATCH EXIST. FASCIA BOARD
9	EXIST. FIREPLACE TO REMAIN
10	NEW TEMP. GLASS
11	EXIST. SIDING WOOD TO REMAIN
12	NEW SIDING WOOD TO MATCH EXIST. SIDING WOOD



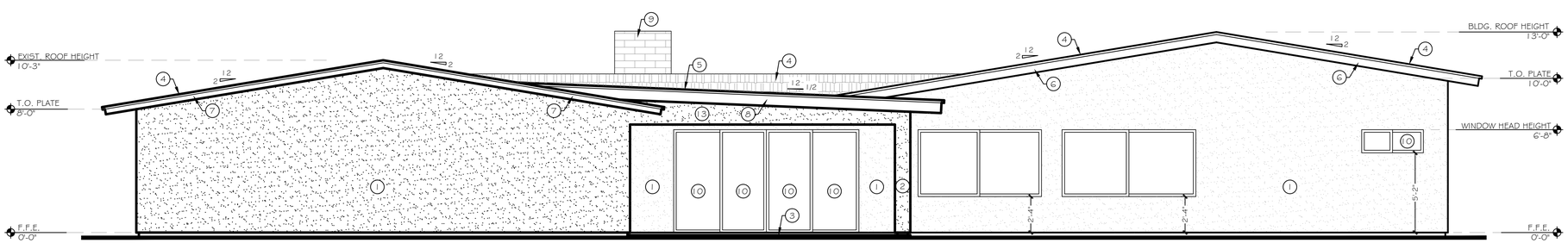
(SOUTH) LEFT ELEVATION

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



(EAST) FRONT ELEVATION

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



(WEST) REAR ELEVATION

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

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CONTRACTOR TO VERIFY WATER AND SEWER LINES BEFORE PROCEEDING ANY WORK

PROJECT:

NEW ADDITION RESIDENCE

OWNER:

ARACELI TERRAZAS

APN: 501-65-172

204 N. FLORENCE AVE.
LITCHFIELD PARK, AZ.
85340

CONTENT:

ELEVATIONS

DATE: 12-01-2022

REVISIONS:

DATE:	BY:
1	
2	

SHEET NUMBER:

A4

CITY OF
Litchfield Park

DESIGN REVIEW BOARD COMMUNICATION

Business Item V.C
Delana Mae Downtown Building
Final (PZ-25-30)

To: Design Review Board Members
From: Randy Proch, Planning Director
Meeting Date: 9/4/2025

RECOMMENDED MOTION:

MOVE TO RECOMMEND APPROVAL TO CITY COUNCIL FOR THE PROPOSED MIXED-USE DOWNTOWN BUILDING, FILE NO. PZ-25-30, LOCATED AT THE SOUTHWEST CORNER OF DESERT AVENUE AND HONEYSUCKLE STREET, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATIONS 1 THROUGH 6.

BACKGROUND/DISCUSSION:

The proposal is to construct a three-story mixed-use building, which would include 20 condominium units up to 4,000 square feet on the second and third floors along with 20,000 square feet of indoor commercial space on the first floor with outdoor dining options on Lot 13 and site improvements including a large public parking lot and private resident drive aisle to access private garage and driveways on Lot 14 within Litchfield Square. The property is located at the southwest corner of Desert Avenue and Honeysuckle Street and is zoned City Center (CTR).

This is the second presentation to the Design Review Board as the applicant has revised and included updates to the preliminary designs shown in June. The overall appearance, massing, and layout has remained unchanged. The subtle updates include additional fenstration and breaks in the facades, namely the south side of the mixed-use building and freestanding garage building. The parking lot layout has been finalized to maximize the amount of spaces for this proposal along with the City Hall building (Lot 15).

As stipulated below and in the Development Agreement, a number of offsite improvements will also be included with the project along Honeysuckle Street, such as EV charging stations, sidewalk and landscape enhancements, and additional district signage. Wigwam Boulevard will also be updated, to include angled parking spaces from Desert Avenue to La Loma Avenue. Proposals within the lots of Litchfield Square are only required to submit a Design Review application because, generally, the City of Litchfield Park has completed all associated civil improvements as part of the infrastructure surrounding each lot. Final design may be impacted by this proposal due to civil plans not being provided as part of this application.

Staff has not received any public comments on this proposal outside the presentations to the Design Review Board and City Council.

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

Recommend Approval of the final designs to the City Council, subject to the exhibits provided by the applicant, and stipulations 1-6:

1. A Building Permit issued by the City will be required before any construction is to occur.
2. All offsite improvements shall be completed in accordance with the Development Agreement, subject to approval by the City Council.
3. Curb modifications within the City's right-of-way on Wigwam Boulevard will require a full engineering review.
4. The following plans will be required during the Civil permit review, to be submitted after the Design Review approval:
    - Replat to combine Lot 13 and Lot 14
    - Photometric Plan and lighting fixture details
    - Final Grading and Drainage Plan (include wall alignments, building footprints, changes to curbs/driveways/asphalt)
    - Final Drainage Report
    - SWPPP, Grading/Drainage, Utilities, Paving
    - Fire, Waste, Vehicle mobility route template
    - Landscape/Irrigation and Aesthetic plans and specs
    - Geotechnical evaluation (due to the site containing a basin that was "loosely" backfilled)
    - Dedication of cross parking (document to be recorded prior to permits)
5. Civil and Building plans may be reviewed concurrently and approved but cannot be released for permitting until
   Goodyear Fire Department and Liberty Utilities has also approved the project.
6. Conceptual signage is not reviewed as part of the application. Separate Comprehensive Sign Program submittal required.

FINANCIAL IMPACT:
N/A

ATTACHMENTS:
1. PZ-25-30 Report Attachments (September)

SITE DATA

APN: 501-72-946 (& 501-72-947)

ZONING: COMMERCIAL

LOT SIZE: ± 42,670 SF

PROPOSED BUILDING:
MIXED USE/ COMMERCIAL / CONDOMINIUMS
B / M / U/ R-2

BUILDING HEIHT :
3 STORY
54' MAX

COMERCIAL: ± 20,000 SF

PARKING REQUIRED:
20,000 / 200 = 100

FIRE ACESS PATH

FIRE LANE

MULTI-FAMILY:
(2) 1 BD / 2 BA
(8) 2 BD / 2 BA
(8) 2 BD Entertain./ 3.5 BA LOFT
(2) 4 BD / 3.5 BA LOFT
20 TOTAL UNITS

PARKING REQUIRED
1 BD: 2 X 2 = 4
2 BD: 16 X 2 = 32
4 BD: 2 X 2.5 = 5
GUEST: 20 / 5 = 4
TOTAL REQUIRED: 45 SPACES

TOTAL SITE PARKING REQUIRED: 145 SPACES
TOTAL SITE PARKING PROVIDED:
38 GARAGE
28 APRON
3 ACCESSIBLE
88 SURFACE
157 PROVIDED

City of Glendale Fire Safety Notes:

1. The required turning radius of a fire apparatus access road shall be determined by the fire code official. The Fire Department turning radius is to be as twenty-eight (28) foot inside and forty-eight (48) foot outside.

2. Fire lanes are to be marked, either by using approved signage or, red painted curbing with white lettering and o signs to be installed at the beginning and end of each fire lane, with signs space not more than one hundred (100) feet apart in between. The approved signage is to include the City of Goodyear Code (G.C.C. 13-3-7).

3. Address identification to be twelve (12) inches high with a two (2) inch stroke, must be of a contrasting color, and mounted high on the building to be visible from the street. Suite numbers are to be posted on the front and rear doors of each suite. The numbers are to be four (4) inches high, 5/8" inch stroke, and a contrasting color to the background.

4. Knox boxes are to be provided at the front entrance of all buildings and at any fire sprinkler riser room. Additional Knox boxes will also be required at any door to an interior roof access, electrical room, hazardous area or for large or complex buildings.

5. Fire hydrants are required to be placed around all structures so that all exterior portions of the structures are within four hundred (400) feet hose lay distance to a fire hydrant. The maximum distance between fire hydrants, where multiple fire hydrants are required, is to be four hundred (400) feet hose lay distance. On-site fire hydrants and mains shall be provided where required by the fire code official.

6. The FDC is to be located on the approach side of the building and within one hundred fifty (150) feet of a fire hydrant.

(IFC 509.1 - Identification) Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible. The following signage can be reviewed separately for size, color, and compliance so as not to affect the sign package permitting. Signage is needed for the following and must be white reflective lettering on a red background:
o FDC - standard signage located at the Fire Department Connection for the building.
o Sprinkler Riser Room - room(s) where the fire sprinkler riser is located.
o FACP - room where the fire alarm control panel is located.
o ERRCS - room where the Emergency Responder Radio Coverage System panel is located.
o Roof Access - door that will allow access to the roof.
o Electrical - door to any electrical room.
o Stair # - identify stairways by number.

7. (IFC 906.3 - Size and distribution) Portable fire extinguisher(s), with a minimum rating of 2-A:10-B:C,are required to be mounted throughout the building. The maximum travel distance to a portable fire extinguisher is seventy-fire (75) feet.

(IFC 907.2.9.1 - Manual fire alarm system) A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where any of the following conditions apply:
o Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge.
o Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping unit.
o The building contains more than 16 dwelling units or sleeping units.

8. (IFC B105.2 - Fire Flow Requirements) The minimum fire hydrant fire flow requirements is two thousand (2,000) gpm for two (2) hours. This amount can increase due to the size of the largest structure and/or use requirements. The water supply serving this area will be required to support this amount, plus any fire sprinkler system demand, standpipe demand, and must be part of a looped system. Flow testing will be required to demonstrate meeting this requirement along with the water utility confirming that the fire flow is available and will be maintained.

Separate Submittals
o Fire sprinkler system
o Emergency responder radio coverage system
o Fire alarm system
o Gates
o Signs

Lighting Notes
1. Lighting shall provide no more than 1.0 footcandle measured at the property line.
2. Lighting at parking lots and drives will be provided to maintain a safe level of illumination at night for pedestrians and drivers.
3. All exit pathways shall have not less than 1 footcandle of illumination.
4. Photometrics will be provided.

Notes:
1. Roof tiles to be Eagle Roofing 3560 Caliente.
2. Building to be Dunn Edwards 'White Picket Fence'.
3. Landscape rock to be Palomino Gold.
4. Trash enclosures to allow for the grease container.
5. Pavers to match existing.
6. The gutters will be disguised and / or built into a chaise.
7. The garage doors are all recessed, individually shadowed by wingwalls and roof overhang a well as being completely screened from all directions by a 6' screen wall, separate building and landscaping.
8. A full set of civil drawings will be submitted separately to the engineering department.
9. Include all offsite improvements for Honeysuckle Street not completed as part of the City infrastructure project, to include:
a. Approximately 8-foot wide pavers from curb return at SEC of La Loma Avenue to the SWC of Desert Avenue.
b. Bike rack adjacent to the EV charging station east of the midblock crosswalk.
c. EV charging stations (two, dual port) directly east of the midblock crosswalk.
d. EV charging station signs (details available)
e. Rideshare sign (details available) at the easternmost parking stall on the south side of Honeysuckle Street.
f. Wayfinding sign (details available) north of the La Loma Avenue driveway.
g. Directory sign (details available) south of the crosswalk crossing La Loma Avenue.
h. Decorative pot (details available) at the SEC of La Loma Avenue, adjacent to crosswalk

Site Plan

1" = 20'-0"

NORTH

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Delaware Mae
Litchfield Park

Conceptual Site

- [ ] DESIGN DEVELOPMENT
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- [ ] RECORD DRAWINGS

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CS

Landscape Notes:

1. Pavers o match exiting Verona by Keystone, 5x24vina blend of Pewter, Charcoal & Tan.

2. All trees and plant material used are recommended to conform to the Arizona Department of Water Resources plant material list, with the exception that the following tree varieties shall be prohibited per City Code Section 11-4-2:

A. Mulberry trees.

B. Olive trees with the exception of the Swan Hill and/or other pollenless and fruitless varieties.

3. Any part of a site not used for buildings, parking, driveways and sidewalks shall be landscaped.

4. An automatic irrigation system shall be provided to all landscaped areas requiring water.

5. Inorganic ground cover, specifically decomposed granite, shall be one-fourth-inch minus in all arterial and collector right-of-way landscaping areas. Palomino Gold decomposed granite will be utilized

6. All Mexican fan palms (Washingtonia robusta), California fan palms (Washingtonia filifera), date palms (Phoenix dactylifera), and queen palms (Cocos plumosa) shall have a minimum five-foot trunk height measured from the base of the trunk to the base of the fronds when located within the public right-of-way or within fifty feet of the street property line.

7. Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles.

Chinese Pistache Tree | Date palm | Orchid

Fragrant Sage | Lindheimer's Muhly | Desert Casia | Big Sacaton | Red Barberry

Trailing Lantana

Landscape Plan

1" = 20'-0"

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Delana Mae

Litchfield Park

Landscape Plan

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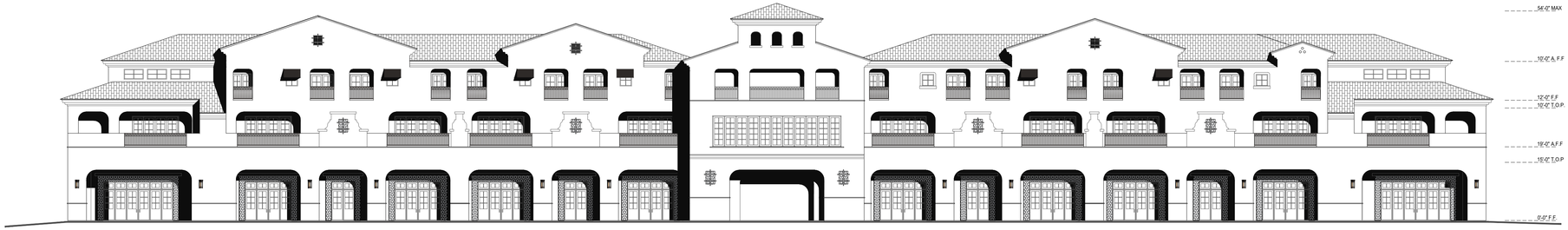
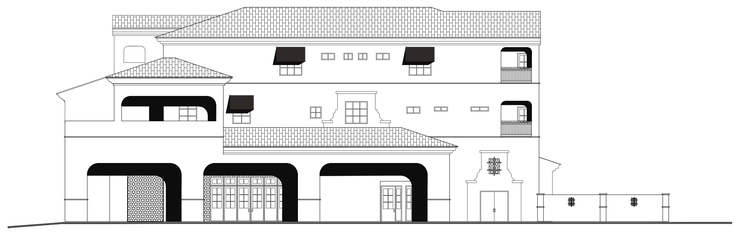
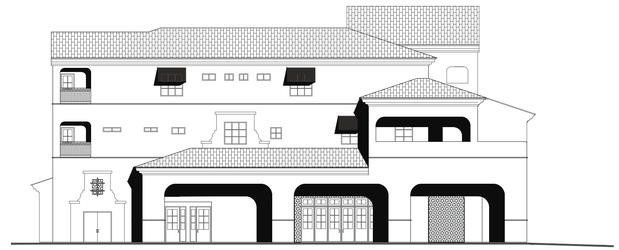


North Elevation
1/16" = 1'-0"

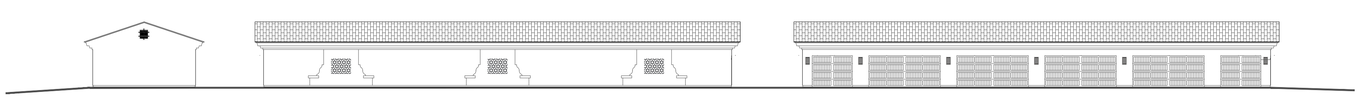


West Elevation
1/16" = 1'-0"



East Elevation
1/16" = 1'-0"

South Elevation
1/16" = 1'-0"



Garage Elevation
1/16" = 1'-0"

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Litchfield Park AZ

Elevations

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DR-1

Huber