

VAR22-05 APPLICATION

ADDRESS: 6718 N 59TH DR.
GLENDALE, AZ 85301
APN: 144-10-113
ZONING R-3

04-26-2022

APPROVED

6 JUN 2022
VAR22-05

City of Glendale
Planning Division



04/26/2022

**BRIEF HISTORY
DESCRIPTION**

This lot located in 6718 N 59th Dr. Glendale AZ 85301. Has been a vacant property for more than 30 years. Which indicates that this has not been used for any useful purpose for the previous owner.

**CONTEXT OF
SURROUNDING
AREAS**

This property is located near City of Glendale's downtown area in the ORCHARD ADD BLK 20-21-22, & 38-39-40 AMD MCR: 003-36, subdivision. The main cross streets are 59th Ave and W Ocotillo Rd. The adjacent lots are all R-3 zoning, which allows for single family and multiple residence. Most lots in this vicinity are being used as duplex buildings.

MXD SOLUTIONS, LLC

(602) 367-5607

8370 W. San Miguel Ave.
Glendale AZ 85305

max@mxdsolutions.com



**CHANGE OF
VARIANCE
APPLICATION**

To Whom It May Concern,

This letter is to request a change of variance on the vacant land with address 6718 N 59th Dr. Glendale AZ 85301 and APN: 144-10-113.

The goal is to develop a single-family affordable housing opportunity on this vacant land of 8,450 Ft². The property is currently zoned R-3 (Multiple residence). The R-3 district in the city of Glendale requires a 20-foot setback on all sides. The proposed home does not provide for this, and we would like to change the current 20 Ft setback to 5 Ft on the South side and 11 Ft on North side.

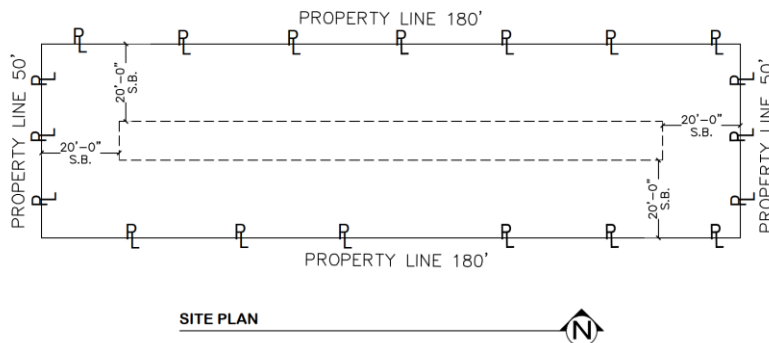


Figure 1 Current Setbacks of 20 ft Overall.

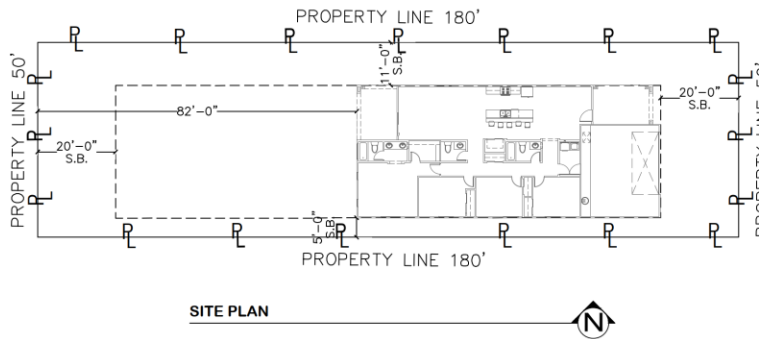


Figure 2 Proposed lot Setbacks and Residence

According to the Zoning Ordinance- section 3.706:

- 1) There are special circumstances or conditions applicable to the property including its size, shape, topography, location, or surroundings which were not self-imposed by the owner.

For which we consider that the size of the property is a special circumstance because the required setbacks will not leave enough space for an appropriate size home to fit.

- 2) Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the same classification in same zoning district.

The current zoning ordinance would only allow us to build a home that is 10 feet in width. All other homes in this same classification in the same zoning district are wider than 10 feet. Therefore, we are asking for approval so the family can enjoy a functional home.

Previously we have considered different reasonable options such as being part of the Glendale Centerline District, reason why we acquired the property initially. However, the required distance between a residential building to a structure in the Glendale Centerline District ended up being more than the setback required in the current zoning.

We believe that the variance is the minimum necessary to alleviate the property hardship; however, none of this depends on us, that is the reason why the variance is our last hope, and it would not constitute a grant of special privileges inconsistent with the limitations on other properties in the zoning district and will not have a detrimental effect on the property, adjoining properties, the surrounding neighborhood, or the City in general.

Please see attached Deed recorded on January 20th, 2022, as proof of ownership and for the Legal Description of the property.

In addition, the parcel map is attached to this letter.

Respectfully,

Maximo Cabellos
602.367.5607

GENERAL NOTES AND INFORMATION

ELECTRICAL
 OUTLETS BOXES IN GARAGE CLG. TO BE RATED FOR ONE HOUR ASSEMBLY PENETRATION
 ALL COMMENCEMENT OUTLETS IN KITCHEN, ON DECKS, PORCHES, AND BALCONIES TO BE G.F.C.I. PER IRC E3901.7.
 RECEPTACLES TO BE IN INTERCONNECTED IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUN ROOM, BEDROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY UNBROKEN WALL SPACE IS MORE THAN 6'-0", MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2'-0" OR MORE IN WIDTH AND THE WALL WALL OCCUPIED BY FIX PANELS IN EXTERIOR WALLS BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. THE WALL SPACE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREESTANDING BAR-TYPE COUNTERS OR RAILING, SHALL BE INCLUDED IN THE 6'-0" MEASUREMENT.
 RECEPTACLES INSTALLED IN THE KITCHEN TO SERVE COUNTERTOP SURFACES SHALL BE SUPPLIED BY NOT LESS THAN TWO SMALL APPLIANCE BRANCH CIRCUIT, EITHER OR BOTH OF WHICH SHALL ALSO BE PERMITTED TO SUPPLY RECEPTACLE OUTLETS IN THE KITCHEN AND OTHER ROOM SPECIFIED IN THE IRC. ADDITIONAL SMALL BRANCH CIRCUITS SHALL BE PERMITTED TO SUPPLY RECEPTACLE OUTLETS IN THE KITCHEN AND OTHER ROOMS SPECIFIED IN THE IRC.
 A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12" OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.
 AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER A PENINSULAR COUNTERTOP IN MEASURED FROM THE CONNECTING EDGE.
 COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACE IN APPLYING THE REQUIREMENTS ABOVE.
 RECEPTACLE OUTLETS SHALL BE LOCATED NO MORE THAN 18" ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN THE FACE-UP POSITION IN WORK SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT ACCESSIBLE BY APPLIANCES FASTENED IN PLACE OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.
 AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITH IN 3'-0" FEET TO EACH BASIN LOCATION. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. RECEPTACLE SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS IN A BATHROOM BASIN LOCATION.
 AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL AND NO MORE THAN 6'-6" ABOVE GRADE SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING AND SHALL NOT BE CONNECTED TO THE SMALL APPLIANCE BRANCH CIRCUIT.
 AT LEAST ONE 20-AMPERE RECEPTACLE OUTLET SHALL BE INSTALLED FOR THE LAUNDRY & SHALL HAVE NO OTHER OUTLETS.
 AT LEAST ONE RECEPTACLE OUTLET, IN ADDITION TO ANY PROVIDED FOR LAUNDRY EQUIPMENT, SHALL BE IN EACH ATTACHED GARAGE AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER.
 HALLWAYS OF 10'-0" OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET.
 ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLE INSTALLED IN THE LOCATIONS SPECIFIED BELOW SHALL HAVE GROUND-FAULT-CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL:
 • BATHROOMS
 • GARAGES, GRADE-LEVEL AND PORTIONS OF UNFINISHED ACCESSORY BUILDINGS USED FOR STORAGE OR WORKS AREAS.
 • OUTDOORS
 • CRAWL SPACES-WHERE THE CRAWL SPACES IS AT OR BELOW GRADE LEVEL.
 • UNFINISHED BASEMENTS - UNFINISHED BASEMENTS ARE DEFINED AS PORTIONS OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORKS AREAS, AND THE LIKE.
 • KITCHENS - WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES.
 • WET BAR SINKS - WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES AND ARE LOCATED WITHIN 6'-0" OF THE OUTSIDE EDGE OF THE WET BAR SINK.
 OUTLET BOXES IN THE WALL BETWEEN THE DWELLING & THE GARAGE SHALL BE OF METAL OR U.L. APPROVED FIRE-RESISTIVE PLASTIC. SEPARATION OF OUTLET BOXES ON OPPOSITE SIDES OF WALLS SHALL BE 24" MIN.
 SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 • IN EACH SLEEPING ROOM
 • OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM
 • ON EACH ADDITIONAL STORY OF THE DWELLINGS, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS, IN DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SURFACE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 • WHERE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING BEDROOMS EXCEEDS 24" WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF THE ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
 ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE IRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.
 WHEN INTERIOR ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLING, THE INDIVIDUAL DWELLING UNIT SHALL BE PROVIDED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS; THE SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED. EXCEPTIONS:
 • SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED TO BE INTERCONNECTED AND HARD WIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE HARD WIRING AND INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.
 • REPAIRS TO THE EXTERIOR SURFACES OF DWELLINGS ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.
 SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND ALSO HAVE BATTERY BACK-UP & EMIT A SIGNAL WHEN BATTERIES ARE LOW.
 SMOKE DETECTORS - FOR ALL SLEEPING AREAS SHALL BE A MIN. OF 3'-0" FROM DUCT OPENINGS.
 J-BOXES SHALL BE U.L. LISTED.
 FIXTURES IN CLOSETS SHALL BE PERMITTED TO BE INSTALLED AS FOLLOWS:
 • SURFACE-MOUNTED INCANDESCENT FIXTURES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 12" BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.
 • SURFACE-MOUNTED FLUORESCENT FIXTURES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 12" BETWEEN THE FIXTURE AND THE NEAREST POINT OF STORAGE SPACE.
 • RECESSED INCANDESCENT FIXTURES WITH A COMPLETELY ENCLOSED LAMP INSTALLED IN THE WALL OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 6" BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.
 • RECESSED FLUORESCENT FIXTURES INSTALLED IN THE WALL OR ON THE CEILING PROVIDED THAT THERE IS A MINIMUM CLEARANCE OF 6" BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.
 WHERE CEILING FANS ARE INSTALLED, ONLY APPROVED OUTLET BOXES SHALL BE USED.
 RANGES, CLOTHES DRYERS AND SIMILAR APPLIANCES SHALL BE OF THE 3-POLE WITH GROUNDING TYPE, FOUR-WIRE, GROUNDING-TYPE FLEXIBLE CORD SHALL BE SUPPLIED. THE BONDING JUNCTION IS TO BE REMOVED FROM THE APPLIANCE JUNCTION BOX.
 ALL RECESSED FIXTURES SHALL BE INSTALLED PER THEIR LISTING AND SHALL HAVE CLEARANCES TO COMBUSTIBLES PER THE IRC OR APPROVED FOR DIRECT CONTACT PER THEIR LISTING.
 LIGHT FIXTURES IN CEILING ENVELOPE EITHER TYPE IC AIRIGHT, TYPE IC MAX 2 CFM LEAKAGE, OR NON-IC IN AIRIGHT BOX, NON-IC REQUIRES CLEARANCE TO COMBUSTIBLES.

PLUMBING
 HOSE BIBS SHALL HAVE INTEGRATED BACK FLOW PREVENTER TO COMPLY WITH THE PLUMBING CODE.
 AIR GAS FITTING FOR DISH WASHER SHALL BE INSTALLED AT OR ABOVE FLOOR LEVEL OF SINK.
 SEAL VOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS TO COMPLY W/ THE PLUMBING CODE.
 WATER HEATER PRESSURE RELIEF LINE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXT. OF THE BLDG. & TERMINATING IN A DOWN WARD POSITION MAXIMUM 6" ABOVE THE FLOOR OR WASTE RECEPTOR. THE PRESSURE RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS OR OTHER SIMILAR AREA AND SHALL BE A MIN. 3/4" FROM ANY ENTRANCE OR EXIT.
 ALL DRAIN, WASTE AND VENTING IS TO BE ABS SCHEDULE 40, 1/2" PER FT. SLOPE MIN.
 ALL COPPER TUBING IN WATER PIPING ABOVE SLAB TO BE A MIN. TYPE "M", & MIN. TYPE "L" BELOW SLAB & INSTALLED W/O JOINTS.
 PLUMBING FIXTURES TO COMPLY WITH LOW FLOW FIXTURE ORDINANCE AND INCLUDE THE FOLLOWING:
 • LAVATORY & SINK FAUCET, 2.2 GPM AT 90 PSI
 • SHOWER HEAD, 2.5 GPM AT 90 PSI
 • WATER CLOSETS, 1.6 GALLONS PER FLUSHING CYCLE
 SHOWER & SHOWER TUB COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL, PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
 ALL GAS PIPING (IF APPLICABLE) SHALL BE WROUGHT IRON OR STEEL.
 SHOWERS SHALL HAVE A FINISHED INTERIOR OR NOT LESS THAN 900 SQ. IN. MIN. AND BE CAPABLE OF ENCOMPASSING A 30" DIA. MIN. CIRCLE. PER P2708.1 SUPPLY AND APPROVED SHUT-OFF VALVE AT EACH GAS APPLIANCE.
 WHEN REQUESTED BY THE OWNER OR REQUIRED BY THE JURISDICTION, AN APPROVED FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENTLY ADOPTED CODES OF THE JURISDICTION. THE MINIMUM REQUIREMENTS SHALL MEET OR EXCEED NFPA 130, 1998.
 AN APPROVED DIELECTRIC INSULATOR SHALL BE PROVIDED ON ALL DISSIMILAR METAL WATER PIPING CONNECTIONS OF WATER HEATERS AND RELATED WATER HEATING EQUIPMENT.
 ALL GAS PIPING SHALL BE INSTALLED PER 2012 IFGC.
 REQUIRED PRESSURE TESTS OF TEN (10) POUNDS OR LESS SHALL BE PERFORMED WITH GAUGES OF 1/10 POUND INCREMENTS.
 MAXIMUM GAUGE RATING SHALL NOT EXCEED TWICE THE APPLIED TEST PRESSURE.
 PLUMBING JOCKOUTS SHALL BE BACKFILLED WITH MINIMUM 3000 PSI CONCRETE.

MECHANICAL
 AIR HANDLER WHEN ATTIC MOUNTED SHALL INCLUDE:
 • 1/2" PLYWOOD PLATFORM FOR UNIT W/ CORE CLEARANCES
 • LIGHT SWITCHABLE UNIT & 110V OUTLET
 • 2 CONDENSER LINES
 • UNOBSTRUCTED 24" WIDE CATWALK TO UNIT NOT TO EXCEED 20'-0" IN LENGTH
 CONDENSATE FROM AIR-COOLING COILS, FUEL-BURNING CONDENSING APPLIANCES AND THE OVERFLOW FROM EVAPORATIVE COOLERS AND SIMILAR WATER-SUPPLIED EQUIPMENT SHALL BE COLLECTED AND DISCHARGED TO AN APPROVED PLUMBING FIXTURE OR DISPOSAL AREA. THE WASTE PIPE SHALL HAVE A SLOPE OF NOT LESS THAN 1/8" UNIT VERTICAL 12 UNITS HORIZONTAL AND SHALL BE OF APPROVED CORROSION-RESISTANT MATERIAL NOT SMALLER THAN THE OUTLET SIZE AS REQUIRED FOR AIR-COOLING COILS OR CONDENSING FUEL-BURNING APPLIANCES, RESPECTIVELY.
 CONDENSATE OR WASTE WATER SHALL NOT DRAIN OVER A PUBLIC WAY.
 3/4" DIA. COND. DRAIN (FROM EA. PAN) W/ P-TRAP & C.O. TO GRADE @ + 6"
 WHEN A COOLING COIL OR COOLING UNIT IS LOCATED IN AN ATTIC OR FURRED SPACE WHERE DAMAGE MAY RESULT FROM CONDENSATE OVERFLOW, AN ADDITIONAL WATER TIGHT PAN OR CORROSION-RESISTANT METAL SHALL BE INSTALLED BENEATH THE COOLING COIL OR UNIT TOP TO CATCH THE OVERFLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN, OR ONE PAN WITH A STANDING OVERFLOW AND SEPARATE SECONDARY DRAIN MAY BE PROVIDED IN LIEU OF THE SECONDARY DRAIN PAN. THE ADDITIONAL PAN THE STANDING OVERFLOW SHALL BE PROVIDED WITH A DRAIN PIPE, MINIMUM 3/4" NOMINAL PIPE SIZE, DISCHARGING AT A POINT WHICH CAN BE READILY OBSERVED.
 DOMESTIC DRYER VENT SHALL NOT EXCEED 35' MAXIMUM LENGTH WITH A REDUCTION OF 2.5 FEET FOR EVERY 45' DEGREE ELBOW AND 5'-0" FOR EACH 90' DEGREE ELBOW PER M1502.4.4.1 & TABLE M 1502.4.4.1 PROVIDE MIN. 3'-0" CLEARANCE AT VENT CONDITION FROM ALL WINDOWS, OPENINGS AND SUCH.
 PROVIDE SCREENED COMBUSTION AIR OPENING WITHIN 12" OF CEILING & FLOOR PER PLAN FOR GAS WATER HEATER AND GAS DRYER. PROVIDE 100 SQ. IN. OF MAKEUP AIR FOR DRYER AND 50 SQ. IN. OF COMBUSTION AIR FOR WATER HEATER PER THE IRC.
 EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL HAVING A MINIMUM THICKNESS OF 0.0157 INCHES (NO. 28 GAGE). THE DUCT SHALL BE 4 INCHES NOMINAL IN DIAMETER.
 EXHAUST DUCTS SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 12 FEET AND SHALL BE SECURED IN PLACE. THE INSERT AND OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW. EXHAUST DUCT JOINTS SHALL BE SEALED IN ACCORDANCE WITH SECTION M 1601.4.1 AND SHALL BE MECHANICALLY FASTENED. DUCTS SHALL NOT BE JOINED WITH SCREWS OR SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8 INCH INSIDE OF THE DUCT.
 AIR EXHAUST OPENINGS SHALL TERMINATE NOT LESS THAN 3 FEET FROM PROPERTY LINES; 3 FEET FROM OPERABLE AND NONOPERABLE OPENINGS INTO THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKES EXCEPT WHERE THE OPENING IS LOCATED 3 FEET ABOVE THE AIR INTAKE. OPENINGS SHALL COMPLY WITH SECTIONS R303.5.2 AND R303.6.
 SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R-8. EXCEPTION: DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.
 BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLenums.

UNDERGROUND CONDUITS
 BURIED NONMETALLIC PIPING, CABLES, AND CONDUITS, INSTALLED ON PRIVATE PROPERTY, TO BE DETECTABLE (METALLIC) OR HAVE A DETECTABLE UNDERGROUND LOCATION DEVICE (TRACER WIRE) ATTACHED TO IT. THIS INCLUDES, BUT IS NOT LIMITED TO, THE INSTALLATION OF NONMETALLIC UNDERGROUND FACILITIES SUCH AS:
 • NONMETALLIC COMMUNICATION CABLE, NONMETALLIC WATER LINES, NONMETALLIC SEWER LINES, AND NONMETALLIC GAS LINES.
 • NONMETALLIC LANDSCAPE IRRIGATION SPRINKLER PIPING GREATER THAN 2 INCH IN DIAMETER.
 • ANY CABLE, PIPE, OR CONDUIT WHICH CONVEYS, OR IS DESIGNED TO CONVEY WATER, SEWAGE, GAS, OIL, CHILLED WATER, REFRIGERANTS, SWIMMING POOL WATER, AND STEAM.
 • IT ALSO INCLUDES EMPTY NONMETALLIC PIPES AND CONDUITS. THEREFORE, EFFECTIVE IMMEDIATELY, ALL UNDERGROUND CABLE, PIPE, AND CONDUITS SHALL BE DETECTABLE (METALLIC) OR HAVE A DETECTABLE UNDERGROUND LOCATION DEVICE INSTALLED WITH IT. THE RECOMMENDED DETECTABLE UNDERGROUND LOCATION DEVICE IS A 1/4" OR LARGER COPPER TRACER WIRE SECURELY ATTACHED TO THE NONMETALLIC CABLE PIPE, OR CONDUIT AT 8FOOT O.C. IT SHALL HAVE 12 INCH OF TRACER WIRE ACCESSIBLE ABOVE GRADE AT ANY ABOVE GRADE TERMINATION. EFFECTIVE DECEMBER 31, 2005.
ERRORS AND OMISSIONS
 IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPEC'S, OR OTHER DOCUMENTS, THE SUBCONTRACTOR SHALL NOTIFY OWNER IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE SUBCONTRACTORS FAILURE TO DO SO, THE OWNER, HIS AGENT, OR ARCHITECT SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME. THE SUBCONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED W/OWNER PRIOR TO SUBMITTING A BID. OTHERWISE INTERPRETATION SHALL BE FINAL.

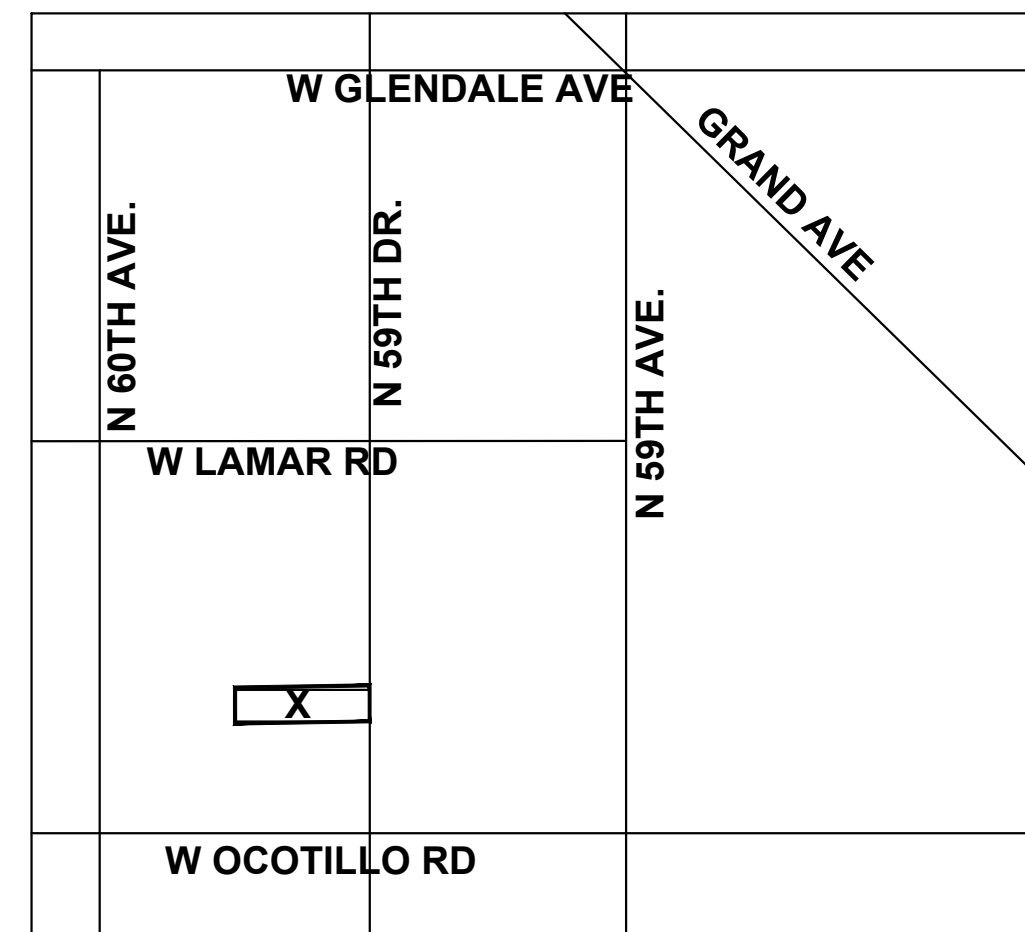
WINDOWS
 WINDOWS SHALL COMPLY WITH THE BUILDING CODE FOR ACCESS AND EGRESS
 ALL BEDROOM ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEAN OF ESCAPE OR RESCUE THEY SHALL HAVE A CLEAR WINDOW OPENING HEIGHT OF NO MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR OR 24" ABOVE FINISH FLOOR WHEN LOCATED MORE THAN 72" ABOVE THE FINISH GRADE OR SURFACE BELOW.
 LIGHT & VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY W/ THE BUILDING CODE. GLASS IN HAZARDOUS AREAS AS DEFINED BY THE BUILDING CODE SHALL BE SAFETY GLAZING.
 R703.8 AT EXTERIOR WINDOW AND DOOR OPENINGS FLASHING SHALL BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS OR REGISTERED DESIGN PROFESSIONAL.
ATTIC VENTILATION, ACCESS AND VENTS
 ATTIC ACCESS SHALL BE NOT LESS THAN 22"x30" WITH 30" MIN. CLEAR HEADROOM ABOVE THE ACCESS OPENING. ATTIC ACCESS OPENINGS WHEN LOCATED IN A GRADE, SHALL COMPLY WITH THE BUILDING CODE FOR THE MODIFIED ONE HOUR OCCUPANCY SEPARATION AND THE JURISDICTION REQUIREMENTS.
 SEE ATTIC VENTILATION CALCULATIONS FOR BREAKDOWN OF VENTILATION CALCULATIONS.
 ROOF SHEATHING UNDER OVER-FRAMING SHALL BE REMOVED TO ALLOW VENTILATION THRU ATTIC AREAS AS REQUIRED BASED ON ATTIC VENTILATION CALCULATIONS.
 OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/2" IN DIMENSION.
WATER RESISTANT APPLICATION
 CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325 OR C 1178 AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AN WALL PANELS IN SHOWER AREAS.
 EXTERIOR RATED GYP. BD IS REQUIRED ON ALL WEATHER EXPOSED SURFACES. (PATIOS, PORCHES, CARPORTS, ETC. IF INSTALLED)
ADDRESS
 R319 BUILDING ADDRESS SHALL BE PERMANENT AND MINIMUM 4 INCH HIGH AND A HALF INCH SLOPES.
RELEASED FOR PERMITTING
 THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. THE CITY NEITHER ACCEPTS OR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTION OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.

BUILDING AREA SCHEDULE

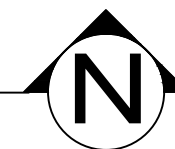
AREA	DESCRIPTION	AREA
A	RESIDENCE	1,844 ft ²
B	GARAGE	489 ft ²
C	FRONT PATIO	154 ft ²
D	REAR PATIO	145 ft ²
	TOTAL UNDER ROOF AREA (1,844+489+154+145)	2632 ft ²
	LOT SIZE:	8,450 ft ²
	LOT COVERAGE:	31.14%
	NEW TOTAL LIVABLE RESIDENCE	1,844 ft ²

PARCEL INFORMATION

ADDRESS:	6718 N 59TH DR GLENDALE 85301
PARCEL NUMBER:	144-10-113
SUBDIVISION:	ORCHARD ADD BLK 20-21-22, & 38-39-40 AMD
LOCAL JURISDICTION:	GLENDALE
ZONING DISTRICT:	R-3
LOT NUMBER:	9
OWNER:	REAL SOLUTIONS PROPERTIES LLC



VICINITY MAP



GENERAL NOTES

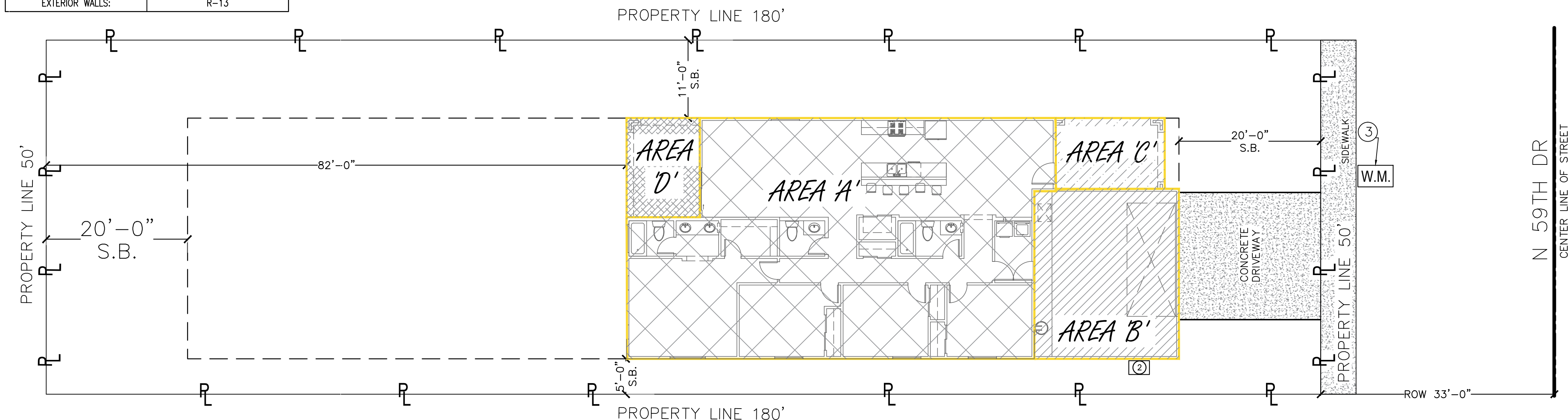
- THESE PLANS WERE PREPARED WITH CONFORMANCE TO APPLICABLE 2018 IBC AND IRC
- NEW 200 AMP SERVICE ELECTRICAL METER
- 5/8" WATER METER LOCATION (EXISTING) TO BE REPLACED WITH TRAFFIC RATED WATER METER

CITY OF GLENDALE ADOPTED CODES

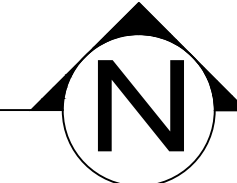
YEAR:	CODE:
2018	INTERNATIONAL BUILDING CODE
2018	INTERNATIONAL MECHANICAL CODE
2018	INTERNATIONAL CODE COUNCIL
2018	INTERNATIONAL PLUMBING CODE
2018	INTERNATIONAL FUEL GAS CODE
2018	INTERNATIONAL RESIDENTIAL CODE
2018	INTERNATIONAL EXISTING BUILDING CODE
2018	INTERNATIONAL ENERGY CONSERVATION CODE
2017	NATIONAL ELECTRICAL CODE
2010	ADA STANDARDS FOR ACCESSIBLE DESIGN
2018	INTERNATIONAL FIRE CODE
2015	ENGINEERING STANDARDS
	CITY OF GLENDALE AMENDMENTS AND TECHNICAL BULLETINS

MODEL ENERGY CODE VALUES

COMPONENT:	U-FACTOR:	SHGC:
OPERABLE DOUBLE PANE WINDOW:	0.40	0.25
FIXED DOUBLE PANE WINDOW:	0.40	0.25
PATIO DOUBLE PANE DOORS:	0.40	0.25
EXTERIOR DOORS:	0.40	0.25
	R-VALUE:	
CEILING:	R-38	
EXTERIOR WALLS:	R-13	



SITE PLAN



TO AVOID MISTAKES DURING CONSTRUCTION ANY DISCREPANCIES BETWEEN THE PLANS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR IN WRITING BEFORE PROCEEDING. IN ORDER TO AVOID MISTAKES READ AND CHECK ALL PLANS AND BIDS BEFORE CONSTRUCTION.

PARCEL NUMBER: 144-10-113
 ZONING: R-3

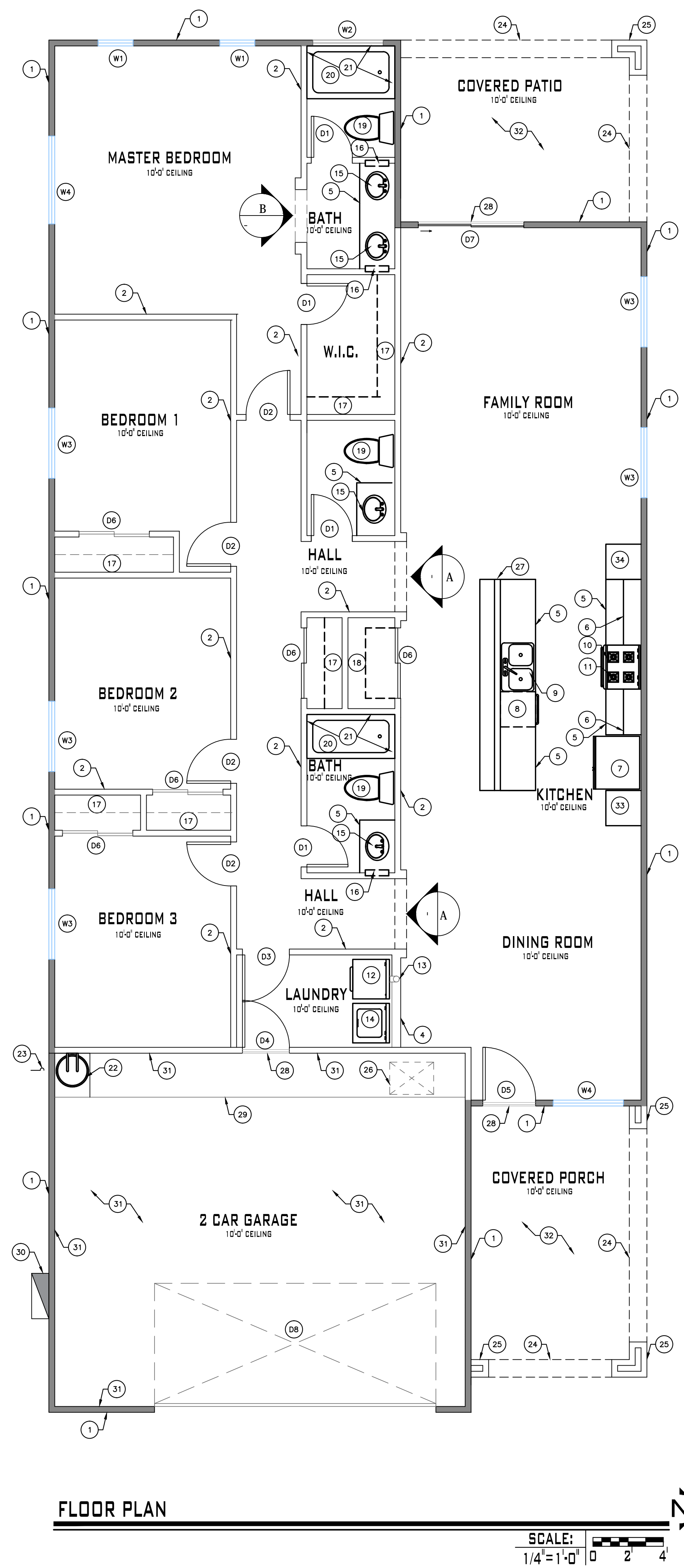
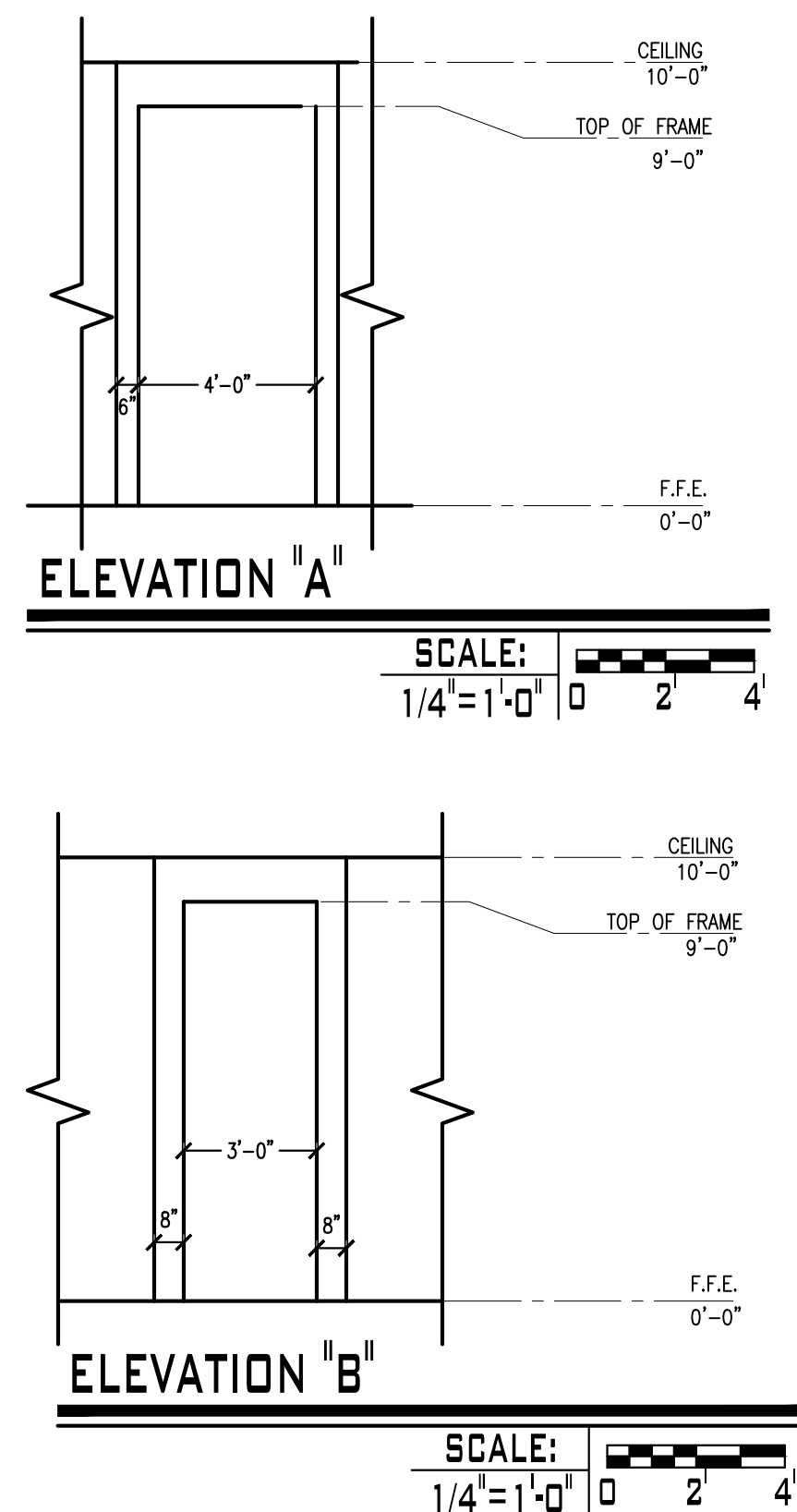
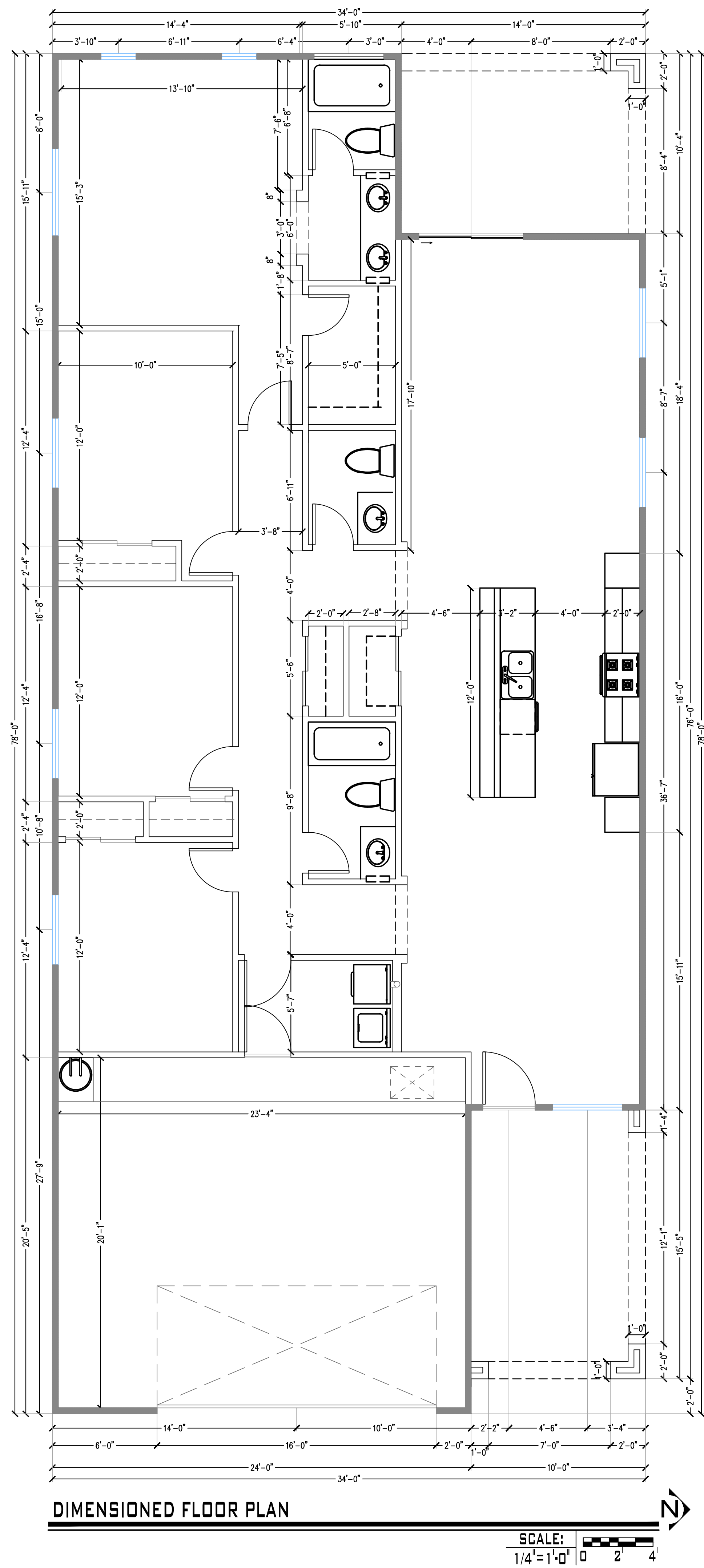
NEW RESIDENCE
 6718 N 59TH DR
 GLENDALE, AZ. 85301

SEAL:

REVISIONS:
 00/00/2021
 00/00/2020
 00/00/2021

PROJECT NO: MXD22-011
 DATE: 02/16/2022
 DRAWN BY: YGMC
 CHECKED BY: MC
 FILENAME:

A1



FLOOR PLAN KEYNOTES

- 1 2X4 WALL W/ STUDS @ 16" O.C.
- 2 2X4 WALL W/ STUDS @ 24" O.C.
- 3 2X6 WALL W/ STUDS @ 16" O.C.
- 4 2X6 WALL W/ STUDS @ 24" O.C.
- 5 BASE CABINETS
- 6 UPPER CABINETS
- 7 REFRIGERATOR
- 8 DISHWASHER
- 9 KITCHEN SINK W/ GARBAGE DISPOSAL
- 10 RANGE HOOD
- 11 GAS RANGE
- 12 GAS DRYER
- 13 4" DRYER VENT THROUGH WALL THROUGH ROOF
- 14 WASHER
- 15 LAVATORY
- 16 RECESSED MEDICINE CABINET (TYP.)
- 17 1 ROD, 1 SHELF
- 18 SHELVES
- 19 WATER CLOSET (ALLOW 15" ON EA. SIDE & 24" TO FRONT)
- 20 TUB W/ SHOWER HEAD
- 21 CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. KERDI SYSTEM MAY BE USED AS BACKER PER ICC ESR-2467 AND MANUFACTURE INSTALLATION INSTRUCTIONS.
- 22 ELECTRIC WATER HEATER W/ GALV. DRIP PAN (TYP.) & WOOD FRAMED PLATFORM RAISED 18" MIN. ABOVE F.F.
- 23 TEMPERATURE AND RELIEF VALVE SHALL EXTEND OUTSIDE OF BLDG. W/ THE END OF PIPE NOT MORE THAN 2" OR LESS THAN 6" ABV. THE GROUND & POINTING DOWNWARD.
- 24 SOFFIT
- 25 WOOD FRAMED COLUMN
- 26 ATTIC ACCESS (TYP.)
- 27 2X6 PONY WALL
- 28 THRESHOLD
- 29 CONCRETE STOP
- 30 200 AMP ELECTRICAL SERVICE PANEL
- 31 8" TYPE "X" GYP. BD. @ USEABLE AREAS UNDER STAIR AND @ GARAGE CLG. WHEN GARAGE IS UNDER A HABITABLE ROOM, USE 5/8" GYP. BOARD @ ALL OTHER WALLS & CEILINGS
- 32 3/4" GYPSUM BOARD SAG RESISTANT (TYP.)
- 33 FULL HEIGHT CABINETS
- 34 FULL HEIGHT CABINETS WITH ON WALL MICROWAVE

DOOR SCHEDULE

DOOR	DESCRIPTION	QUANTITY
D1	2480 HOLLOW CORE	4
D2	2680 HOLLOW CORE	4
D3	2880 H.C.	1
D4	2880 SOLID CORE, SELF-CLOSING, 1 3/4" THICK MIN., 20 MIN. FIRE RATED	1
D5	3080 SOLID CORE	1
D6	4080 DOUBLE SLIDING CLOSET DOOR	5
D7	6080 SLIDING DOOR, TEMP. GLASS	1
D8	16080 MOTORIZED GARAGE DOOR	1

WINDOW SCHEDULE

WINDOW	DESCRIPTION	QUANTITY
W1	2020 FIX	2
W2	4010 XO, OBSCURED W/ TEMP. GLASS	1
W3	4050 XO	5
W4	5050 XO	2

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A2