



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA (928) 634-7943

Regular Meeting of the Town of Jerome

DESIGN REVIEW BOARD

Monday, January 3, 2022, 6:00 pm

CONDUCTED VIA ZOOM

AGENDA

Members of the public are welcome to participate in the meeting via Zoom online at

<https://us02web.zoom.us/j/9286347943> or by telephone: 1 669 900 6833 Meeting ID for both: 928 634 7943

*FOR THOSE WITHOUT HOME INTERNET: A drive-up internet hotspot is now available in the parking lot in front of the Jerome Public Library. Bring your device and access the internet while sitting in your car. The network is **Sparklight Yavapai Free Wi-Fi**, and no password is required.*

Item 1: Call to order

Item 2: Petitions from the public — Pursuant to A.R.S. § 38-431.01(H), public comment is permitted on matters not listed on the agenda, but the subject matter must be within the jurisdiction of the board. All comments are subject to reasonable time, place, and manner restrictions. All petitioners must fill out a request form with their name and subject matter. When recognized by the chair, please speak into the microphone, state your name, and please observe the three (3)-minute time limit. No petitioners will be recognized without a request. The board's response to public comments is limited to asking staff to review a matter commented upon, asking that a matter be put on a future agenda, or responding to criticism.

Possible Direction to Staff

Item 3: Approval of Minutes: Minutes of the regular meeting of December 6, 2021
Discussion/Possible Action

Continued Items/Old Business: none

New Business:

Item 4: Design review of new door and windows

Applicant/Owner: Scott Hudson/Janet Bustrin

Address: 538 School Street

Zone: C-1

APN: 401-06-092

Applicant is seeking approval to change out two windows and a door on the front lower level of the home, which were not original and have compromised the structural integrity of the house. This is the side of the home that faces Main Street.

Discussion/Possible Action - DRB Resolution 2022-01

Item 5: Design review of a new two-story, single-family residence

Applicants/Owners: Cynthia Barber & Eric Lerette

Address: 776 East Avenue

Zone: R1-5

APN: 401-07-099B

Applicants are seeking design approval for a newly constructed single-family home, which will be two stories and approximately 1664 square feet.

Discussion/Possible Action - DRB Resolution 2022-02

Item 6: Review of Jerome Design Guidelines

Jerome Town Council has requested that the Design Review Board review the draft of the design guidelines and provide feedback to Council.

Discussion/Possible Action

Meeting Updates:

Updates of Recent and Upcoming Meetings – Rosa Cays, Deputy Town Clerk

- a) **December 14 Council meeting** – 300 Queen Street zoning (second reading); resolution regarding fee schedule for planning and zoning, design review, and board of adjustment fees; contractual options to address street abandonment and subsidence; short-term rentals; request for abandonment of a portion of a town right-of-way
- b) **December 15 P&Z meeting** – ordinance amendments related to temporary signs in the commercial and industrial zones—final pass; Jerome design guidelines
- c) **December 28 special Council meeting** – applicant interview for zoning administrator position

Item 7: Future DRB Agenda Items for Monday, February 7, 2022: Cornish Pasty sign

Item 8: Adjourn

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 6:00 p.m. on _____

- 970 Gulch Road, side of Gulch fire station, exterior posting case
- 600 Clark Street, Jerome Town Hall, exterior posting case
- 120 Main Street, Jerome Post Office, interior posting case

Rosa Cays, Deputy Town Clerk, Attest

Persons with a disability may request reasonable accommodations such as a sign language interpreter by contacting Town Hall at (928)634-7943. Requests should be made as early as possible to allow enough time to make arrangements.



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA (928) 634-7943

Regular Meeting of the Town of Jerome

DESIGN REVIEW BOARD

Monday, December 6, 6:00 pm

CONDUCTED VIA ZOOM

MINUTES

6:02 (0:11) Item 1: Call to order

Chair Tyler Christensen called the meeting to order at 6:02 p.m.

Deputy Town Clerk Rosa Cays called the roll. Present were Chair Christensen, Vice Chair Brice Wood, and board members John McDonald, Carol Wittner, and Mimi Romberger. Police Chief Allen Muma and Town Manager/Clerk Candace Gallagher were also present.

6:03 (0:40) Item 2: Petitions from the public – There were no petitions from the public.

6:03 (0:51) Item 3: Approval of Minutes: Minutes of the regular meeting of November 1, 2021

Discussion/Possible Action

Motion to approve the minutes of the regular meeting of November 1, 2021

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN			X			
MCDONALD	X		X			
ROMBERGER			X			
WITTNER			X			
WOOD		X	X			

Continued Items/Old Business: none

New Business:

6:04 (1:35) Item 4: Design review for public restroom

Applicant/Owner: Town of Jerome

Zone: C-1

Address: 1st Avenue/Main Street

APN: 401-06-015/800-18-007N (Yavapai Cty GIS)

The Town of Jerome is seeking design review of an approximately 250-square-foot public restroom, which would be located on the corner of 1st Avenue and Main Street, across from the police station.

Discussion/Possible Action

Chair Christensen confirmed with Ms. Gallagher that this is a courtesy review.

Chief Muma said Council has been trying to get this done for a few years now and that someone had donated time to help with the design. He said he, Fire Chief Blair, and Public Works director Marty Boland all chose a location that was close to utilities and was centrally located. Chief Muma said it would be two simple, inexpensive, unisex restrooms made of poured concrete walls, wood, with a shed roof. He made it clear that they were not trying to make it look old but keeping the design simple and characteristic of Jerome.

Ms. Wittner said it was something needed in the business district and asked who would maintain it, which ensued a brief discussion.

Chair Christensen asked about the windows and doors. Chief Muma said they would use metal doors and that the windows would be high on the wall so the interior can be lit naturally as much as possible. He said the roof would probably be corrugated metal.

Ms. Romberger asked about signage. Chief Muma said it will be something simple.

Chair Christensen asked about the dumpsters, which the chief said would be moved two parking spaces downhill from their current location.

Mr. McDonald asked if it would be possible to have two accessible spaces instead of one. Chief Muma said because of the grade, they were going with one space, and that two spaces would require more fill. Mr. McDonald then asked if they would be doing any work on First Avenue, which the chief said would come later as they were wanting to stay within the budget on the restrooms.

Vice Chair Wood said he liked the design. He said he would like to see what colors would be used and what the sign would look like. He thanked Chief Muma for submitting this to DRB.

Ms. Gallagher asked if there were colors DRB would like to see. Chair Christensen assumed the concrete will be natural, as would the wood. Chief Muma said he was leaving the color scheme alone and up to someone else and was mostly concerned with producing a design concept acceptable to P&Z and DRB. He was fine with whatever the board chose. Discussion turned to the colors across the street at the Bartlett Hotel.

(11:23) Jerome resident Nancy Robinson asked if the restrooms would be locked at night since there would be no interior lighting. Chief Muma said the JPD would lock up the public restrooms around 10, like they do the post office and fire station restrooms, but that there will be some lighting outside and inside the restrooms.

Chair Christensen asked about the note in the designs regarding solar power being added later. Chief Muma said it was something that could be considered as a future add-on and was too much for their budget at this time.

Motion to approve the design of the public restroom

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
MCDONALD			X			
ROMBERGER			X			
WITTNER		X	X			
WOOD			X			

6:16 (14:09) Item 5: Design Review for sign overlay – Ghost Town Tours

Applicant: Joshua Bartosh

Address: 403 Clark Street, A-2

Owner of record: 1299 Properties

Zone: C-1

APN: 401-06-152H

Applicant is seeking design review of a sign overlay.

Discussion/Possible Action – DRB Reso. 2021-24

Chair Christensen introduced the item and asked for background information, which Ms. Cays provided. She told the board she had been in contact with the applicant and confirmed that nothing is changing except the design.

Motion to approve DRB Resolution 2021-24

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN			X			
MCDONALD			X			
ROMBERGER		X	X			
WITTNER			X			
WOOD	X		X			

6:19 (16:24) Item 6: Design Review for various home improvements

Applicant: Thomas Lopez

Address: 804 Hampshire Avenue

Owner of record: Thomas Lopez

Zone: R-1

APN: 401-07-128A/127A

Applicant is seeking design review for trim and front door color changes; replacement of existing windows; addition of new windows, rock walls, iron gate, corrugated siding, and a deck. This project will go before P&Z on December 15, 2021.

Discussion/Possible Action – DRB Reso. 2021-25

Chair Christensen introduced the item and mentioned that he was familiar with the house as he was friends with the previous owners—he said he was glad to see someone bringing it back to life. Ms. Cays pointed out that demolition was also part of the renovation.

(18:16) Property owner Thomas Lopez introduced himself and then addressed the questions about the demolition portion of the project mentioned in the application. He stated that this was the stage they were at in the project, as three walls need to be rebuilt, and that downstairs, the exterior walls are failing and that there is no foundation. Mr. Lopez said he has 4-by-4 posts holding up the house right now. He said he has gutted the upstairs and downstairs and has a permit pulled for the current demolition.

Vice Chair Wood said “demolition” is a loaded word to design review. He said this didn’t sound like the normal definition of demolition and told Mr. Lopez that was he was doing was removing unsound structural material. Vice Chair Wood said it felt like repair, not demolition, and that he liked the design. He said he did not want to call this demolition.

Chair Christensen said the last time this house was before DRB, they did want to truly demolish it, not rebuild it. He thanked Mr. Lopez for his efforts to restore the house.

(23:22) Mr. Lopez said it would be the same footprint and that the exterior walls and windows will be the same. He said the one old photo from the Jerome Historical Society does not show much. He shared a few other details of his plan.

Vice Chair Wood told Mr. Lopez he was glad he was approaching the project the way he was.

Mr. Lopez said the small parking area needs a retaining wall of sorts to make it safer, and that he has pulled loose posts out of the area. He said the only aesthetic change will be in that corner and hopes the board would be in favor of the additional retaining wall.

Vice Chair Wood said he would vote in favor.

Ms. Romberger said the rock retaining wall makes the property look more cohesive. Ms. Wittner also approved of the overall plans.

Mr. Lopez pointed out the change in the windows and door on the back of the house.

Chair Christensen complimented Mr. Lopez on his presentation and said his design concept fits Jerome. Mr. Lopez said he’s always wanted a place in Jerome and that he’d been coming up to visit since the 1980s.

Motion to approve DRB Resolution 2021-25

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN			X			
MCDONALD			X			
ROMBERGER		X	X			
WITTNER			X			
WOOD	X		X			

Informational Items (Current Event Summaries):

6:32 (30:00) Item 8: Updates of Recent and Upcoming Meetings – Rosa Cays, Deputy Town Clerk

- a) **November 9, 2021, Council meeting** – public restrooms; zoning administrator position; amendments to zoning ordinance – signs; COVID-19 protocol
- b) **November 17, P&Z meeting** – canceled

Ms. Cays informed the board of decisions and developments from recent meetings. Ms. Gallagher updated the board on the search for a new zoning administrator.

6:35 (32:27) Item 9: Future DRB Agenda Items for Monday, January 3, 2021: No items currently scheduled.

Ms. Cays said the home at 538 School Street would be on the next agenda for window and door replacements. Vice Chair Wood suggested adding a discussion about the Jerome design guidelines to the next agenda.

Item 10: Adjourn

Motion to adjourn at 6:37 p.m.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN			X			
MCDONALD			X			
ROMBERGER		X	X			
WITTNER	X		X			
WOOD			X			

Approved: _____ Date: _____
Tyler Christensen, Design Review Board Chair

Attest: _____ Date: _____
Rosa Cays, Deputy Town Clerk



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

OFFICE (928) 634-7943 FAX (928) 634-0715

ZONING ADMINISTRATOR ANALYSIS DESIGN REVIEW BOARD Monday, January 3, 2022

ITEM 4: Design Review for Window and Door Replacement
Location: 538 School Street
Applicant/Owner: Copper Star Remodeling (Scott Hudson)/Bustrin Family Trust
ZONE: C-1
APN: 401-06-092
Prepared by: Rosa Cays, Deputy Town Clerk
Resolution: DRB Resolution 2022-01

Summary: Applicant requests approval to replace two windows and a door on the lower front of home to properly support the structure, which has been compromised due to the windows having been added after original construction of the building. The applicant plans to re-create a scaled-down version of the current look of the windows.

Ordinance Compliance: The Design Review Board shall review the applicant's proposal for compliance with the code sections noted below.

Section 304.F.2. Review Procedures and Criteria:

2. *The Design Review Board shall review a submitted application for Design Approval of Alterations, Additions, or Renovations to Existing Buildings or Structures, and shall have the power to approve, conditionally approve, or disapprove all such requests, basing its decision on the following criteria:*
 - a. *ARCHITECTURAL FEATURES AND DETAILS – Original porches, decks, balconies, canopies, doors, windows, walls, fences, stairways, eaves, cornices, and other architectural features and details shall be preserved and retained where feasible. Necessary replacement of these features should be as near as possible to the original feature in design and material.*
 - b. *ROOFS – Original roof shape, design, and material shall be preserved and retained where feasible. Where contemporary roofing material is used, it should be as near as possible to the appearance of the original roofing material.*
 - c. *COLOR – Exterior colors should be as near as possible to the original colors appropriate to the years during which the particular building or structure was built.*
 - d. *MATERIALS AND TEXTURE – The original exterior materials and texture shall be preserved and retained where feasible. Where contemporary materials are used, they should be as, near as possible to the original material and texture.*

Response: The Design Review Board (DRB) shall review the application for compliance with the above-referenced criteria and refer to the specific criteria regarding architectural features and details.

Attachments: DRB Resolution 2022-01



POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943

DRB Resolution No. 2022-01
Approving design review for window and door replacement

WHEREAS, the Town of Jerome has received an application from Copper Star Remodeling (Scott Hudson) for Design Review to replace existing windows and a door on lower front of home at 538 School Street (APN 401-06-092); and

WHEREAS, the property is in the C-1 zoning district; and

WHEREAS, the Design Review process is intended to promote and preserve Jerome's economic and environmental well-being and preserve its distinctive character, natural attractiveness, and overall architectural quality, all of which contribute substantially to its viability as a recreational and tourist center and its designation as a National Historic Landmark, and

WHEREAS, the Design Review Board has carefully reviewed the applicant's proposal and finds that the applicable criteria have been satisfied:

1. **ARCHITECTURAL FEATURES AND DETAILS** – Original porches, decks, balconies, canopies, doors, windows, walls, fences, stairways, eaves, cornices, and other architectural features and details shall be preserved and retained where feasible. Necessary replacement of these features should be as near as possible to the original feature in design and material.
2. **ROOFS** – Original roof shape, design, and material shall be preserved and retained where feasible. Where contemporary roofing material is used, it should be as near as possible to the appearance of the original roofing material.
3. **COLOR** – Exterior colors should be as near as possible to the original colors appropriate to the years during which the building or structure was built.
4. **MATERIALS AND TEXTURE** – The original exterior materials and texture shall be preserved and retained where feasible. Where contemporary materials are used, they should be as near as possible to the original material and texture.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the Preliminary and Final Design to replace an existing bay window with two new windows at 538 School Street is hereby approved, subject to the following conditions:

1. **Construction Hours and Noise** – Construction and noise shall be limited between 8:00 pm and 7:00 am in accordance with Section 10-1-13.C. of the Jerome Town Code.
2. **Other Improvements/Changes** – Any subsequent modifications or changes to the Plans, including but not limited to changes in setbacks, square footage, fences, siding, roofing, height, or construction materials, may require additional review by the Planning and Zoning Commission and/or the Design Review Board.
3. **Compliance with plans** – The project shall be completed in compliance with the approved plans and elevations.
4. **Expiration of Approval** – This approval shall become null and void if a building permit is not issued within six (6) months of final Design Review Board approval of this application. If necessary, the

DRB RESOLUTION NO. 2022-01

applicant may request an extension by the approval body, if the extension is submitted prior to approval expiration.

5. **Appeal** – Any applicant who is aggrieved by the Design Review Board decision may petition the Mayor or Council for a review within thirty (30) days of the decision. Questions of aesthetics or design standards are not appealable to the Mayor and Council but may be presented to a Court of Record within thirty (30) days of the decision. Additionally, if in the opinion of the Zoning Administrator a decision is not in conformance with the Zoning Code or Comprehensive plan, the Zoning Administrator may request a review by the Mayor and Council within thirty (30) days. By specific motion during an official meeting, the Mayor and Council may refuse to consider a request for review brought by the Zoning Administrator. Finally, the Mayor and Council shall maintain the right to review any and all decisions of the Design Review Board.

ADOPTED AND APPROVED by a majority vote of the Design Review Board on the 3rd day of January, 2022.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Tyler Christensen, Chair



TOWN OF JEROME, ARIZONA
600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943

File #:

Town Use

General Land Use Application – Check all that apply

- | | | |
|---|---|---|
| <input type="checkbox"/> Site Plan Review \$100 | <input type="checkbox"/> Design Review \$50/\$200 | <input type="checkbox"/> Conditional Use Permit (CUP) \$100 |
| <input type="checkbox"/> Demolition \$50/\$200 | <input type="checkbox"/> Signage/Awning \$25 | <input type="checkbox"/> Paint/Roofing \$0 |
| <input type="checkbox"/> Time Extension \$0 | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Applicant: <u>Copper Star Remodeling</u>	Owner: <u>Janet Bustrin</u>
Applicant mailing address: <u>PO Box 1082</u>	Property owner mailing address: _____
<u>Jerome AZ 86331</u>	<u>156 Irving Ave NJ 07079</u>
Applicant role/title: <u>Contractor</u>	
Applicant phone: <u>928 301 6715</u>	Owner phone: <u>973 713 6866</u>
Applicant email: <u>scottm@hudsonstartmail.com</u>	Owner email: <u>bustbelt@verizon.net</u>
Project address: <u>538 School St</u>	Parcel number: <u>4101-06-092</u>
Describe project: <u>Change windows & Door on lower front of home.</u>	

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
- I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission. These criteria are included in the Jerome Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: [Signature] Date: 11/30/21

Property Owner Signature: _____ Date: _____

For Town Use Only	
Received from: <u>Scott Hudson / C.S.</u>	Date: <u>12/2/2021</u>
Received the sum of \$ <u>50.⁰⁰</u> as: <input checked="" type="checkbox"/> Check No. <u>1160</u> <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	
By: <u>K.M.</u>	For: <u>DRB</u>
Tentative Meeting Date/s - DRB: _____	P&Z: _____



Design Review Application Checklist

Each application will be filed with the zoning administrator and forwarded to the Jerome Design Review Board once the application has been reviewed by staff and determined to be complete. All application materials must be submitted electronically in PDF format (8.5-by-11 inches or 11-by-17 inches). Contact the zoning administrator at 928-634-7943 if assistance is needed regarding submitting materials.

- ☒ General Land Use Application Form
- ☒ Written narrative of the proposed project, uses, hours of operation, number of employees, etc.
- ☐ Plot plan or site layout, including all improvements drawn to scale
- ☐ Elevations (all sides of proposed building or project) drawn to scale
- ☒ Photographs showing all sides of existing structures
- ☒ Photographs showing adjoining properties, buildings and structures
- ☒ Material samples
- ☒ Color samples
- ☒ Explanation and location of any building or structure to be demolished or removed
- ☐ Location of trees and other natural features
- ☐ Utility locations and connections
- ☐ Method of disposal for storm drainage (including energy dissipaters and retention/detention)
- ☐ Fire sprinkler and fire safety components
- ☐ Landscape plan
- ☐ Lighting plan and lighting fixtures
- ☐ Signage (if applicable)
- ☒ Additional information requested by Zoning Administrator
 - ☒ change windows
 - ☐ _____
 - ☐ _____



TOWN OF JEROME | Planning & Zoning Dept.
928-634-7943 | F: 928-634-0715
PO BOX 335 | 600 CLARK ST | JEROME AZ 86331

Barry Wolstencroft, Building Inspector
b.wolstencroft@jerome.az.gov

FOR OFFICE USE ONLY

DATE _____
APPLICATION NO. _____
AMOUNT PAID _____
CLERK'S INITIALS _____

BUILDING PERMIT APPLICATION

Please complete all information that pertains to your building project.

PROPERTY INFORMATION

Yavapai County Assessor's Parcel No.

401 06 092

ADDRESS 538 School St

CITY Jerome Az 86331

Subdivision _____ Lot _____

TYPE OF WORK TO BE DONE

New foundation/walls, siding, windows

☒ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRY

VALUATION (material & labor) 60,000

Number of existing structures: 1

PROPERTY OWNER INFORMATION

OWNER Janet Bustron

Mailing address 156 Irving Ave

City South Orange

State NY Zip 07079

Phone 973 713 6866

Email Bustbelt@verizon.net

APPLICANT Scott Hudson

Phone 928 301 6715

Email scottm.hudson@startmail.com

☐ OWNER ☐ AGENT ☒ CONTRACTOR

Is owner using a contractor? ☐ YES ☐ NO If YES, the following contractor information MUST be completed prior to issuance of permit. If NO, fill out the attached form, EXEMPTION FROM LICENSING.

Is contractor licensed under provisions of ARS 32-1169? ☐ YES ☐ NO

CONTRACTOR NAME Copper Stars STATE LICENSE 297587 CLASS B-3

ADDRESS 657 Main St LICENSE EXPIRATION DATE 4/23

CITY Jerome STATE AZ ZIP 86331 STATE TAX # N/A

Workers compensation insurance policy # N/A Expires _____

Company _____ Address _____

City _____ State _____ Zip code _____

Note: Inspections by the building inspector are scheduled one week in advance. Town of Jerome is not liable for work delays due to inspection scheduling. Please plan ahead and call Town Hall at 928-634-7943 for scheduling assistance.

PLEASE PROVIDE A PLOT PLAN DRAWN TO SCALE, PER CHECKLIST; DIRECTIONS TO THE SITE OR VICINITY MAP;
ANY ADDITIONAL INFORMATION INCLUDING PLANS REQUIRED FOR YOUR TYPE OF PERMIT.
ADDITIONAL APPLICATION FORMS MAY BE REQUIRED FOR SEPTIC AND PUBLIC WORKS.



TOWN OF JEROME | Planning & Zoning Dept.
928-634-7943 | F: 928-634-0715
PO BOX 335 | 600 CLARK ST | JEROME AZ 86331

LICENSED CONTRACTORS – PART II

ELECTRICAL CONTRACTOR

Name Mingus Electric Phone 928-301-3913
Address 933 F Randall Dr Campe Verde Az
License # 187009 Sales Tax # _____

MECHANICAL CONTRACTOR

Name _____ Phone _____
Address _____
License # _____ Sales Tax # _____

PLUMBING CONTRACTOR

Name Palo Verde Plumbing Phone 928-515-9479
Address 701 Thrd North darkdale Az 86324
License # 328134 Sales Tax # _____

OTHER CONTRACTOR (specify)

Name _____ Phone _____
Address _____
License # _____ Sales Tax # _____

OTHER CONTRACTOR (specify)

Name _____ Phone _____
Address _____
License # _____ Sales Tax # _____

OTHER CONTRACTOR (specify)

Name _____ Phone _____
Address _____
License # _____ Sales Tax # _____

OTHER CONTRACTOR (specify)

Name _____ Phone _____
Address _____
License # _____ Sales Tax # _____

Dec 2, 2021

Copper Star Remodeling

P.O. Box 1082

Jerome, AZ 86331

To Whom It May Concern:

538 School St. Project.

We believe the windows, in the front of home on lower level, were added on at some point after the home was originally built.

In doing so, the structural integrity of the home has been compromised.

The owner would like to properly support the front of the home. Which means the walls/windows need to be removed to pour a new footing and re-build the existing walls (which are now 2x3 lumber. Some of which is on the dirt).

We plan to install one new door and two new Andersen windows. We also plan to re-create the current look of the windows on a scaled down size. (see attached drawing).

Thank you,

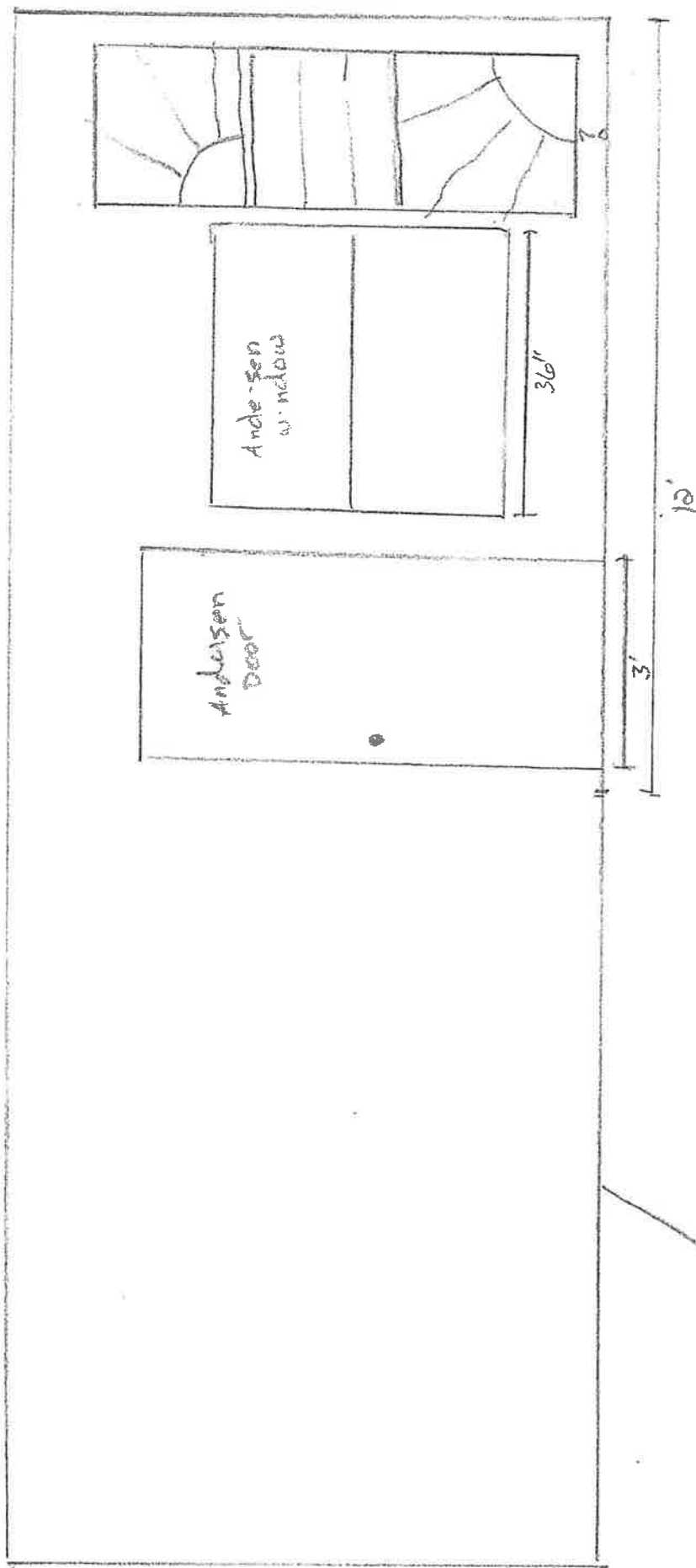
Scott Hudson

East View



Area to Be Changed

East View



This side of House
is to be Done at a
later date.

400 SERIES DOUBLE-HUNG WINDOW



Interior



Exterior

Summary

Product ID#	TW30410
Unit Width	37 5/8"
Unit Height	60 7/8"
Interior Color	Pine
Glass	Low-E4® Glass
Hardware	Standard Lock and Keeper, Black
Optional Hardware	None, Black
Grille Pattern	None
Exterior Color	Forest Green
Exterior Trim Profile	2" Brick Mould w/ Sill Nose
Exterior Trim Color	Forest Green



PANEL STYLE #102 STRAIGHTLINE GLASS PANEL



Interior



Exterior

Summary

Configuration	Single Door
Interior Color	Pine
Glass	Low-E4® Glass
Hardware	Albany, White
Grille Pattern	None
Exterior	Forest Green

LOVE THE LIFE YOU SEE™

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Ideas & Inspiration

Energy Efficiency
Find Your Perfect Match

Coastal/Impact Solutions

Materials

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Parts & Accessories

Replacement Windows

Replacement Doors

Contact Us

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FAQs

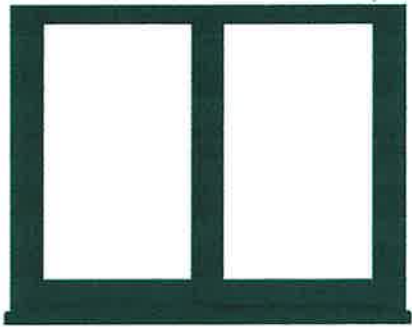


Replace with 6' wide X 60" High Andersen Gliding Window

400 SERIES GLIDING WINDOW



Interior



Exterior

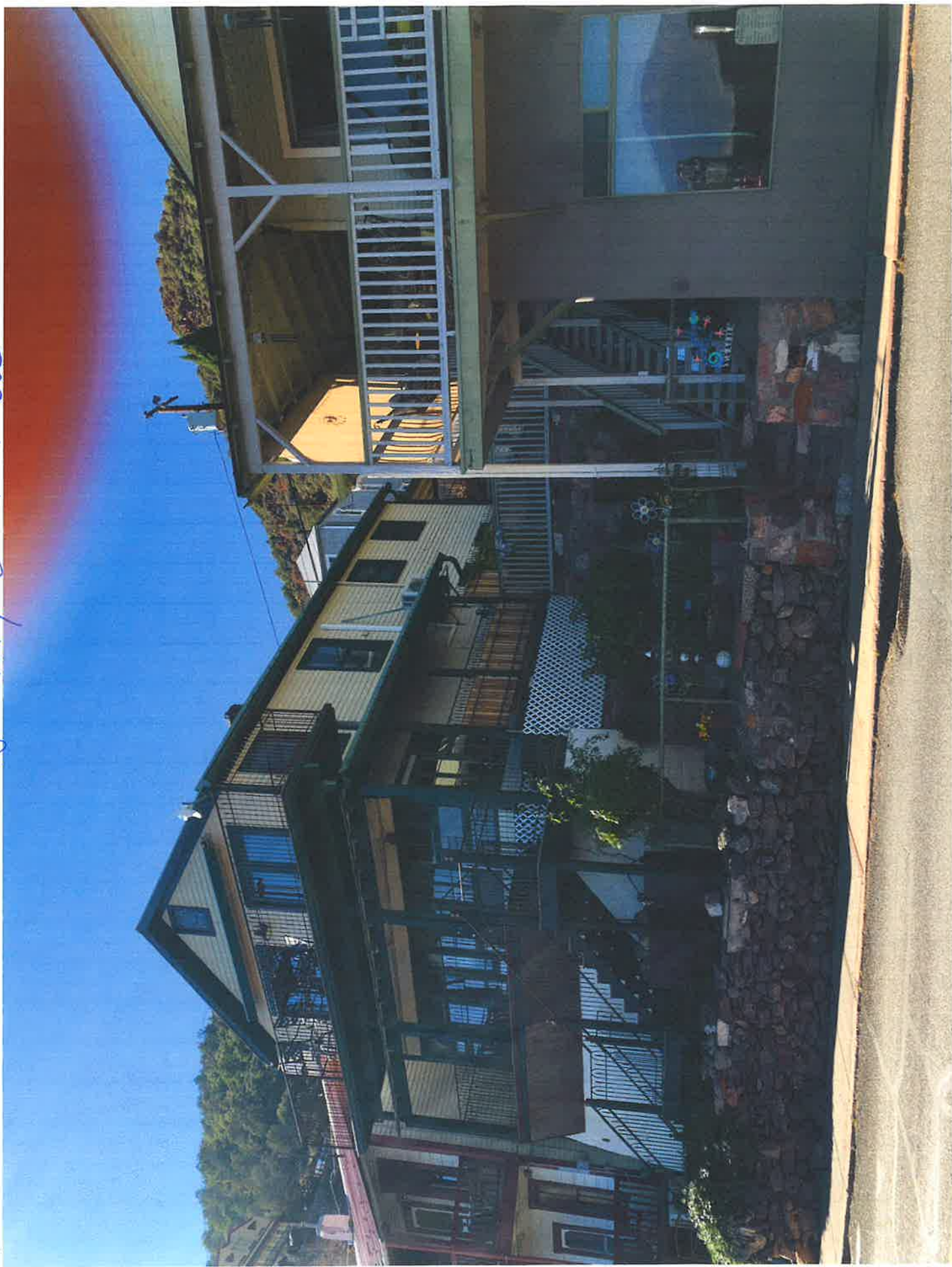
Summary

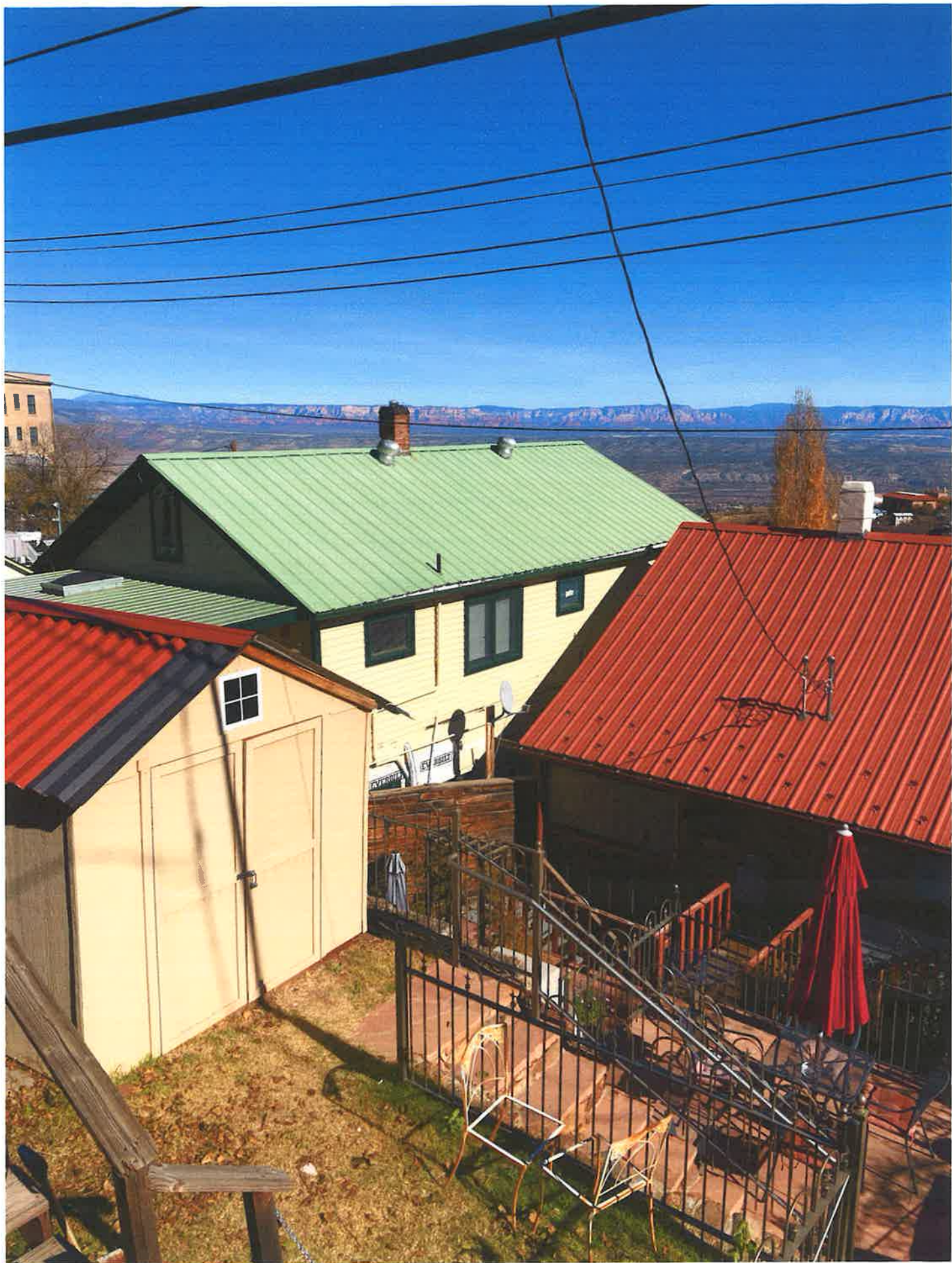
Product ID#	G65
Unit Width	71 1/4"
Unit Height	59 1/4"
Interior Color	Pine
Glass	Low-E4® Glass
Hardware	Rotating Sash Handle, Oil Rubbed Bronze
Grille Pattern	None
Exterior Color	Forest Green
Exterior Trim Profile	2" Brick Mould w/ Sill Nose
Exterior Trim Color	Forest Green

North View



North / East View

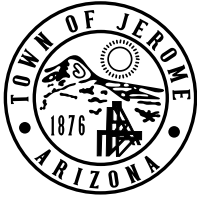




South View

West View





TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

OFFICE (928) 634-7943 FAX (928) 634-0715

STAFF ANALYSIS DESIGN REVIEW BOARD January 3, 2022

ITEM 5: Design Review for new home
Location: 776 East Avenue
Applicants/Owners: Cynthia Barber/Eric Lerette
ZONE: R1-5
APN: 401-07-099B
Prepared by: Rosa Cays, Deputy Town Clerk

Summary: Applicant requests final approval of Design Review to construct a two-story, single-family home. Single-family homes are permitted uses in the R1-5 Zone (505.B.1). The Planning and Zoning Commission will review the site plan on January 19, 2022.

Posting: A notice was posted at the site on December 23, 2021.

Zoning Ordinance Compliance -

Section 304.F.1. Review Procedures and Criteria

1. *The Design Review Board shall review a submitted application for design approval for all new construction and/or installation of Accessory Features. In doing so, both the Design Review Board and the applicant shall use photographs, lithographs and the like of Jerome, to support their findings. If photographs, etc., are unavailable, then the determination or finding shall be based on the works of a recognized historic preservation authority; such as, but not limited to, textbooks or architect/historian. Each of the following criteria must be satisfied before an application can be approved.*
 - a. *PROPORTION – The relationship of the width of building or structure to its height shall be visually compatible to buildings, structures and places to which it is visually related*
 - b. *OPENINGS – The relationship of the width of the windows and doors, to height of windows and doors in a building shall be visually compatible with buildings, structures, and places to which the building is visually related.*
 - c. *PATTERN – The relationship of solids to voids in the facade of a building or structure shall be visually compatible with buildings, structures and places to which it is visually related.*
 - d. *SPACING – The relationship of buildings or structure to the open space between it and adjoining buildings shall be visually compatible to the buildings, structures, and places to which it is visually related.*
 - e. *ENTRANCES, PORCHES, DECKS AND PROJECTIONS – The height, projection, supports, and relationship to streets and sidewalks, of entrances, porches, decks,*

awnings, canopies, and balconies of a building shall be visually compatible to the buildings, structures, and places to which it is visually related

- f. MATERIALS, TEXTURE AND COLOR – The materials, texture and color of the facade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the building and structures to which it is visually related.*
- g. ROOFS – The roof shape of a building shall be visually compatible with the buildings to which it is visually related.*
- h. ARCHITECTURAL DETAILS – Doors, windows, eaves, cornices, and other architectural details of a building or structure shall be visually compatible with buildings and structures to which it is visually related.*
- i. ACCESSORY BUILDINGS - Garages, carports and sheds shall be visually compatible with buildings, structures and places to which they are visually related.*
- j. ACCESSORY FEATURES – Fences, walkways, decks, stairways, lighting, antenna and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related.*
- k. LANDSCAPING – Landscaping shall be visually compatible with the landscaping around the buildings, structures, and places to which it is visually related.*
- l. SCREENING – The proposed addition, alteration or other changes shall be screened with appropriate materials and in an appropriate design so as to be visually compatible with related properties, when, in the opinion of the Design Review Board, all other means of assuring visual compatibility are not reasonably possible.*
- m. SOLAR INSTALLATIONS – Refer to “Solar Energy System Design Guidelines” approved by the Town Council in June 2015, utilizing best practices for installing solar on historical buildings as recommended by the Department of the Interior. These Guidelines are available at Jerome Town Hall, the Jerome Library and on the Town of Jerome website.*

Response: The Design Review Board (DRB) shall review the application for compliance with the above-referenced criteria. As noted below, conditions may be added if necessary.

Section 304.F.7.

- 7. If the decision is to approve or conditionally approve the request for Design Approval, all copies of the approved plan, with any conditions shown thereon or attached thereto, shall be dated and signed by the chairman of the Design Review Board. One (1) copy of said approved plan and conditions shall be mailed to the applicant, one (1) copy shall be filed with the Building Inspector, and one (1) with the Zoning Administrator.*

Response: The DRB has the authority to approve or conditionally approve the applicant's request. In order to ensure compliance with the criteria identified in Section 304.F.1., DRB may include additional conditions.

Conditions: The Planning and Zoning Commission has previously approved a list of conditions to ensure compliance with town ordinances and standards (see P&Z Resolution 2020-2). A Design Review Board resolution of approval is also attached for consideration by the DRB.

Attachments:

- DRB Resolution 2022-02



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943

DRB Resolution 2022-02 **Approving Design Review for a house**

WHEREAS the Town of Jerome has received an application from Cynthia Barber and Eric Lerette for design review approval to construct an approximately 1664-square-foot house at 776 East Avenue (APN 401-07-099B); and

WHEREAS the property is in the R1-5 zoning district, and single-family homes are an allowed use in that District; and

WHEREAS, a notice was posted at the site on December 23, 2021, in accordance with Jerome Zoning Ordinance Section 303.1C; and

WHEREAS the Design Review process is intended to promote and preserve Jerome's economic and environmental well-being and preserve its distinctive character, natural attractiveness, and overall architectural quality, all of which contribute substantially to its viability as a recreational and tourist center and to its designation as a National Historic Landmark; and

WHEREAS the Design Review Board has carefully reviewed the applicants' proposal and finds that the applicable review criteria and procedures have been satisfied:

- a. PROPORTION – The relationship of the width of building or structure to its height shall be visually compatible to buildings, structures and places to which it is visually related.
- b. OPENINGS – The relationship of the width of the windows and doors, to height of windows and doors in a building shall be visually compatible with buildings, structures, and places to which the building is visually related.
- c. PATTERN – The relationship of solids to voids in the facade of a building or structure shall be visually compatible with buildings, structures and places to which it is visually related.
- d. SPACING – The relationship of buildings or structure to the open space between it and adjoining buildings shall be visually compatible to the buildings, structures, and places to which it is visually related.
- e. ENTRANCES, PORCHES, DECKS AND PROJECTIONS – The height, projection, supports, and relationship to streets and sidewalks, of entrances, porches, decks, awnings, canopies, and balconies of a building shall be visually compatible to the buildings, structures, and places to which it is visually related.
- f. MATERIALS, TEXTURE AND COLOR – The materials, texture, and color of the facade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the building and structures to which it is visually related.
- g. ROOFS – The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- h. ARCHITECTURAL DETAILS – Doors, windows, eaves, cornices, and other architectural details of a building or structure shall be visually compatible with buildings and structures to which it is visually related.
- i. ACCESSORY BUILDINGS - Garages, carports and sheds shall be visually compatible with buildings, structures, and places to which they are visually related.
- j. ACCESSORY FEATURES – Fences, walkways, decks, stairways, lighting, antenna

DRB RESOLUTION NO. 2022-02

and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related.

- k. **LANDSCAPING** – Landscaping shall be visually compatible with the landscaping around the buildings, structures, and places to which it is visually related.
- l. **SCREENING** – The proposed addition, alteration or other changes shall be screened with appropriate materials and in an appropriate design so as to be visually compatible with related properties, when, in the opinion of the Design Review Board, all other means of assuring visual compatibility are not reasonably possible.
- m. **SOLAR INSTALLATIONS** – Refer to “Solar Energy System Design Guidelines” approved by the Town Council in June 2015, utilizing best practices for installing solar on historical buildings as recommended by the Department of the Interior. These guidelines are available at Jerome Town Hall, the Jerome Library and on the Town of Jerome website.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the final design for 300 Queen Street is hereby approved, subject to the following conditions:

- 1. **Planning and Zoning Commission Review** – The approval is contingent upon compliance with all conditions and requirements of the Planning and Zoning Commission’s Site Plan Review.
- 2. **Expiration of Approval** – this approval shall become null and void if a building permit is not issued within six (6) months of final Design Review Board approval of this application. If necessary, the applicants may request an extension by the approval body, if the extension is submitted prior to approval expiration.
- 3. **Appeal** – Any applicant who is aggrieved by the Design Review Board decision may petition the Mayor or Council for a review within thirty (30) days of the decision. Questions of aesthetics or design standards are not appealable to the Mayor and Council but may be presented to a Court of Record within thirty (30) days of the decision. Additionally, if in the opinion of the Zoning Administrator a decision is not in conformance with the Zoning Code or Comprehensive plan, the Zoning Administrator may request a review by the Mayor and Council within thirty (30) days. By specific motion during an official meeting, the Mayor and Council may refuse to consider a request for review brought by the Zoning Administrator. Finally, the Mayor and Council shall maintain the right to review all decisions of the Design Review Board.

ADOPTED AND APPROVED by a majority vote of the Design Review Board on the 3rd day of January, 2022.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Tyler Christensen, Chair



TOWN OF JEROME, ARIZONA
600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943

File #:

Town Use

General Land Use Application – Check all that apply

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Site Plan Review \$100 | <input checked="" type="checkbox"/> Design Review \$50/\$200 | <input type="checkbox"/> Conditional Use Permit (CUP) \$100 |
| <input type="checkbox"/> Demolition \$50/\$200 | <input type="checkbox"/> Signage/Awning \$50 | <input type="checkbox"/> Paint/Roofing \$0 |
| <input type="checkbox"/> Time Extension \$0 | <input type="checkbox"/> Variance \$200 | <input type="checkbox"/> Other: _____ |

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Applicant: <u>Cynthia Barber & Lerette</u>	Owner: <u>Barber / Lerette</u>
Applicant address: <u>776 East Ave</u>	Owner Mailing Address: <u>PO Box 333</u>
	<u>Jerome, Az. 86331</u>
Applicant role/title: <u>Owner Builder</u>	
Applicant phone: <u>928-848-7541</u>	Owner phone: <u>928-274-3508</u>
Applicant email: <u>→</u>	Owner email: <u>cjbbarber@gmail</u>
Project address: <u>776 East Ave</u>	Parcel number: <u>401-07-099B</u>
Describe project: <u>Single family, 1664 sq.ft, two story</u>	
<u>home (residence)</u>	

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
- I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission. These criteria are included in the Jerome Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: _____ Date: _____

Owner Signature: Cynthia R. Barber Date: 10/27/2021

For Town Use Only	
Received from: <u>Cynthia Barber</u>	Date: <u>12/13/2021</u>
Received the sum of \$ <u>300.00</u> as: <input type="checkbox"/> Check No. _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	
By: <u>Kristen M.</u>	For: <u>DRB & PZ</u>
Tentative Meeting Date/s - DRB: <u>01/03/2022</u>	P&Z: <u>21/16/2022</u>

E-mail completed forms and application information to: John Knight, Zoning Administrator j.knight@jerome.az.gov

Dec 13th, 2021

Eric Lerette
Cynthia Barber
PO Box 333
Jerome CT
928-274-3508

Proposal to build a two story single family residence at 776 East Ave. The ~~home~~ would be a 11664 square foot building on a 5,032 square foot lot. The building would be 40% lot coverage including porches front and back.

Historically there was a two story building on it up until 1960. The property has the original walkway and steps two partial concrete walls and a rock wall left of the original structure. It is of great importance to me to build a building that will fit in and look right in our historic neighborhood and follow the parameters of height, shape, building materials and setbacks criteria have been thought out carefully and brought forth in the building design.

This building would also fill a need for long term local housing which is being lost to vacation rentals.

Sincerely,

Cynthia Barber

Proposed Building Materials for Design Review

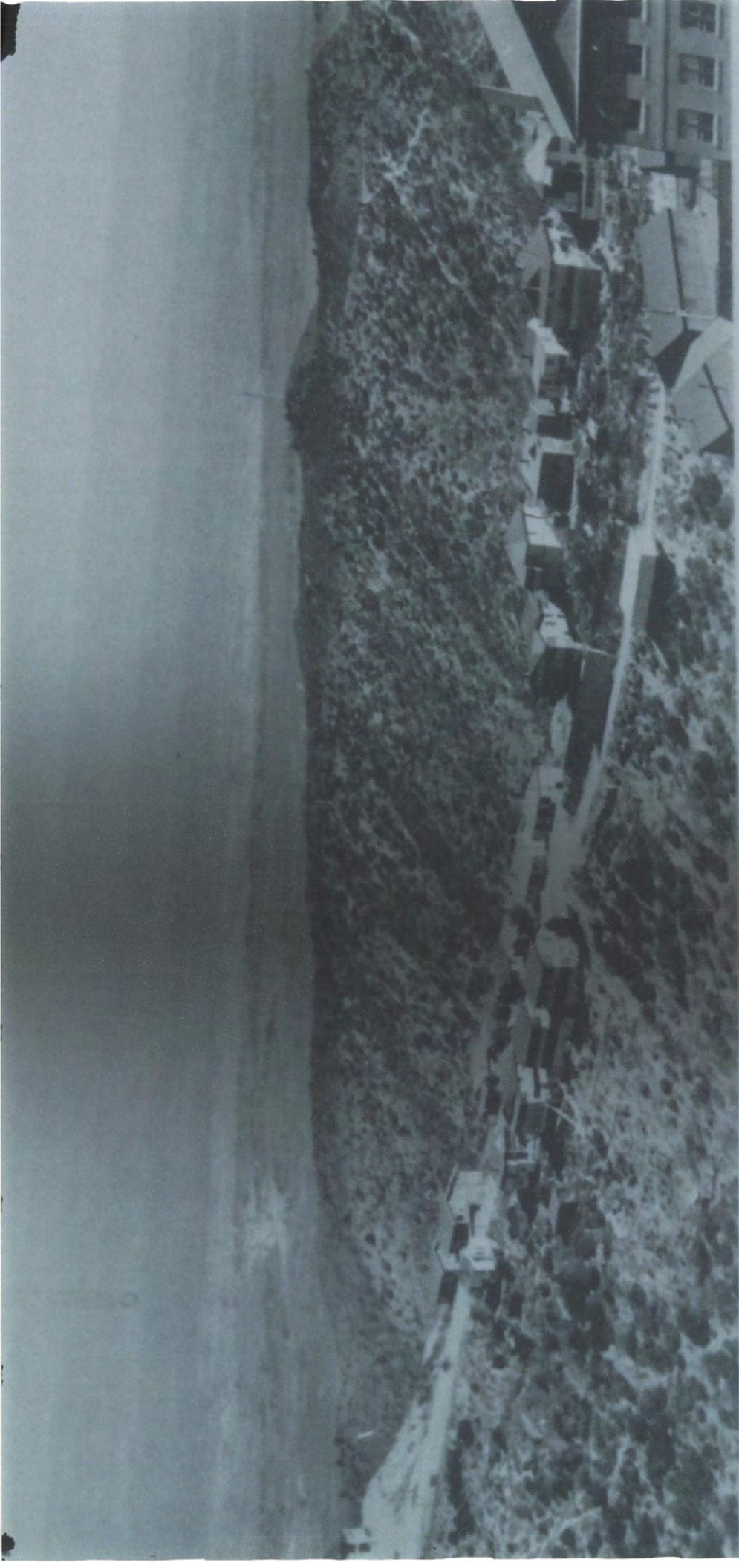
- Standing seam metal roof
- Horizontal lap siding
- Metal railing on porches
- Vinyl double pane windows
- Exterior lighting to point down to protect - dark skies.
- Gravel parking area
- Wood Look Trex decking for porches

Drainage

Direct gutters towards
storm drain on East Aye

There is also a storm drain
below the property on Douglas
Road.

Colors see color samples
included



Picture at Douglas Mansion



HOGBACK. The WPA is also responsible for the large rock cobblestone streets. This photograph is of an excellently built WPA solid rock wall. Johnson reported finding a stash of old marbles hidden in an old rock—which goes to show that at least one person lost his marbles in Jerome.

*Images of America Jerome
Midge Stuber & Jerome Historical
Society*

Jerome c.1920

This is a view of lower Jerome and the United Verde Extension Mining Company. Visible in the center of the photograph is the single stack of the Clarkdale smelter. Moving to the right the United Verde Extension Hospital is on the point of the lower hogback. James S. Douglas donated this building to the town of Jerome for use as part of the 2nd high school in 1929. Visible on the right is the smokestack of the Clemenceau smelter.



color
scheme

standing seam
Metal Roof
color &
Lap Siding



house
base
colors

trim
colors → window &
doors

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2012 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2006 IRC AND IBC
ROOF: 30 PSF SNOW LOAD
8 PSF TOP CHORD DL
7 PSF BOTTOM CHORD DL
5 PSF NET WIND UPLIFT.
FLOOR: 40 PSF LL
15 PSF D.L.

SOIL: 1500 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION
FROST DEPTH: 2'-0"
SEISMIC ZONE: C
WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

ELECTRICAL DATA & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- SMOKE DETECTORS MUST BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACK UP. PROVIDE SMOKE DETECTOR IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS
- BATH AND LAUNDRY FANS TO HAVE A MINIMUM OF 5 AIR CHANGES PER HOUR.
- 2 OR MORE 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE KITCHEN,BREAKFAST AREA AND DINING ROOM. CIRCUIT SHALL HAVE NO OTHER OUTLETS. WITH FLASHING AND CAP
- AT KITCHEN COUNTERS LOCATE RECEPTACLES AT A MAX SPACING OF 48" O.C. RECEPTACLES OUTLETS SHALL BE INSTALLED SO THAT AT NO POINT ALONG THE WALL LINE AN APPLIANCE WILL BE MOR THAN 24" FROM A RECEPTACLE OUTLET.
- PROVIDE KITCHEN EXHAUST FAN A MIN. OF 100 CFM AT HOOD, CONNECTED TO A METAL DUCT UP THROUGH THE ROOF
- OUTLETS BETWEEN GARAGE WALL AND DWELLING SHALL BE METAL OR UL APPROVED FIRE RESISTANT PLASTIC. OUTLETS IN GARAGE SHALL BE METAL
- CEILING FANS NOT EXCEEDING 35 POUNDS WITH OR WITHOUT ACCESSORIES MAY BE SUPPORTED BY OUTLET BOXES PROVIDED THE BOXES AR IDENTIFIED FOR AS SUCH.
- PROVIDE 20 AMP DEDICATED CIRCUITS TO TOILET LAV COUNTER TOP RECEPTACLES
- CONVENIENCE OUTLETS ARE REQUIRED TO BE SPACED SO THAT NO APPLIANCE IS NO MORE THAN 6' FROM AN OUTLET AND 12' BETWEEN OUTLETS. NO OUTLETS SHALL BE PLACED 6' FROM ANY OPENING. THE FIXED GLASS PANEL OF A SLIDING GLASS DOOR SHALL BE CONSIDERED AS A WALL WHEN DETERMINING THE PLACEMENT OF OUTLETS. CONVENIENCE OUTLETS ARE REQUIRED TO BE PROVIDED ON WALLS 2' OR MORE IN LENGTH
- ALL OUTLETS NOT LABELED AS GFCI OR W.P. GFCI OUTETS ARE TO BE TAMPER PROOF OUTLETS ON ARC-FAULT CIRCUIT INTERRUPTER CIRCUITS, AFCI
- ARC FAULT CIRCUIT INTERRUPTION PROTECTION NEC 210.12 DWELLING UNITSNED 210.12 (B) : ALL 120 VOLT, SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLY OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINNING ROOMS,LIVING ROOMS,PARLORS, LIBRARIES,DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS,HALLWAYS,OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- LIGHTS NOT LISTED UNDER COVER MUST BE LISTED FOR WET LOCATIONS.
- LIGHTS UNDER PATIO MUST BE DAMP LISTED.
- MINIMUM OF 20' UFER WIRE #4 SHALL BE EMBEDDED IN STEM OF FOUNDATION.
- ELECTRICAL PANELS REQUIRE A 30" WIDE , 36" TALL AND 75" HIGH CLEAR WORKING .
- COUNTERTOP OVERHANGS CANNOT EXTEND MORE THAN 6" PAST ITS BASE WHEN THERE ARE RECEPTACLES BELOW AND THE RECEPTACLES SHALL NOT EXTEND PAST 12" BELOW THE TOP PORTION OF THE COUNTERTOP BASE.

AUDIO:

- LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
- AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
- LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

DEPTH	COMBINATION	SPECIES	USE
ALL	24F - V4	DF/DF	(SIMPLE SPAN)
ALL	24F - V8	DF/DF	(CONT. OR CANTILEVER)

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2

B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER

C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.

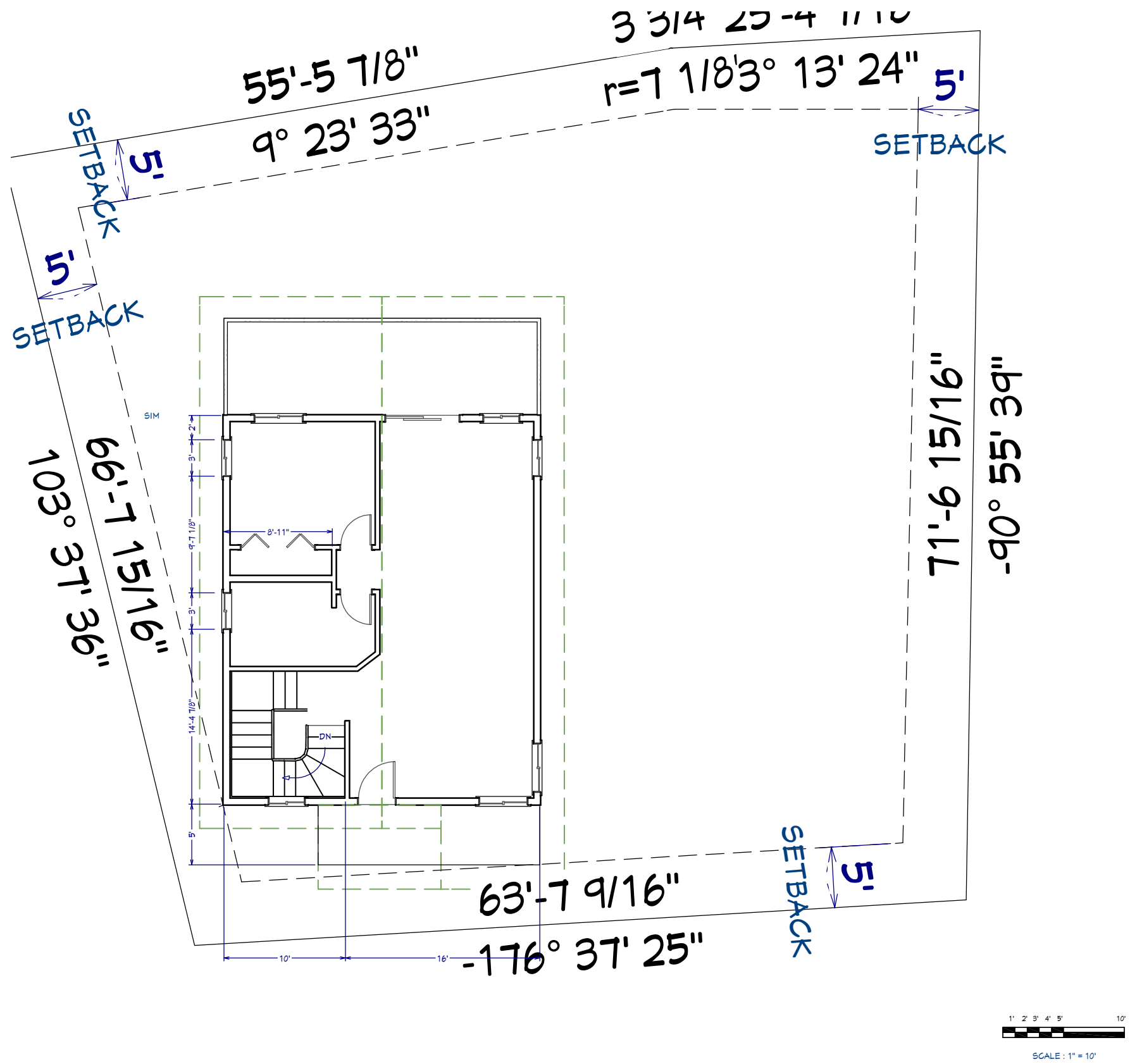
D. ALL STUDS TO BE DF#2 OR BETTER.

E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16.
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

F. 1" JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.

G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

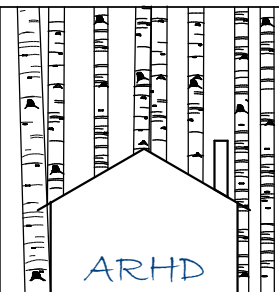
LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
A1	SITE PLAN		
A2	FLOOR PLANS	FLOOR PLANS	
A3	ELEVATIONS	ELEVATIONS	
A4	FOUNDATION PLAN		
A6	ROOF FRAMING PLAN		
E1	ELECTRICAL PLAN		



GENERAL NOTES

BARBER - LARETTE RESIDENCE
APN 401-07-099B
LOT 44 AND PORTION OF LOT 45
.12 ACRES
5039 SQ FT

2nd Floor



REVISION TABLE	
NUMBER	DATE
DESCRIPTION	REVISD BY

Barber-Larette Residence
776 EAST AVE.
Jerome,AZ

SITE PLAN

DRAWINGS PROVIDED BY:
ASPEN RIDGE HOME DESIGNS LLC
480-747-0249
jerome@aspenridgehomedesigns.com
https://aspenridgehomedesigns.com/

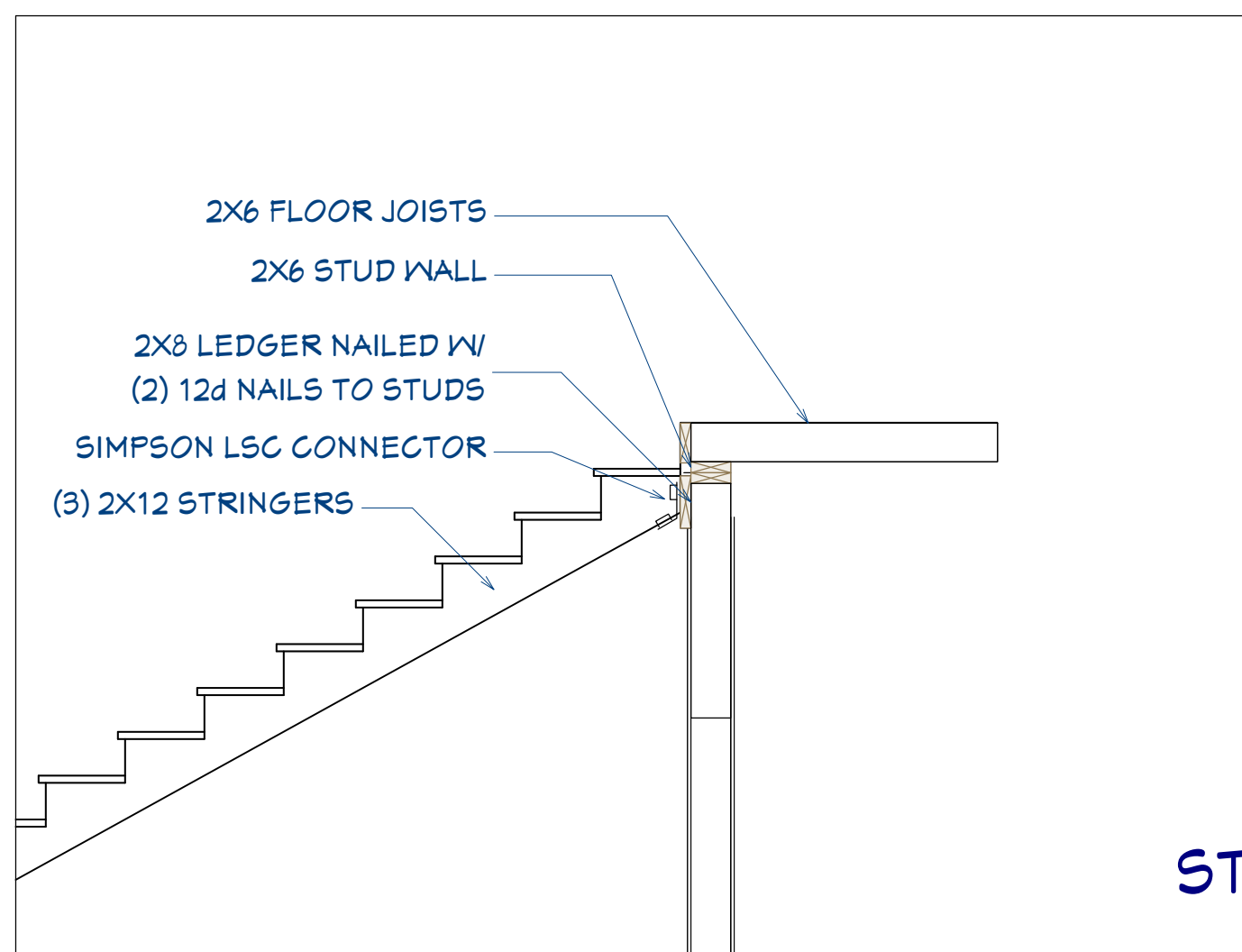
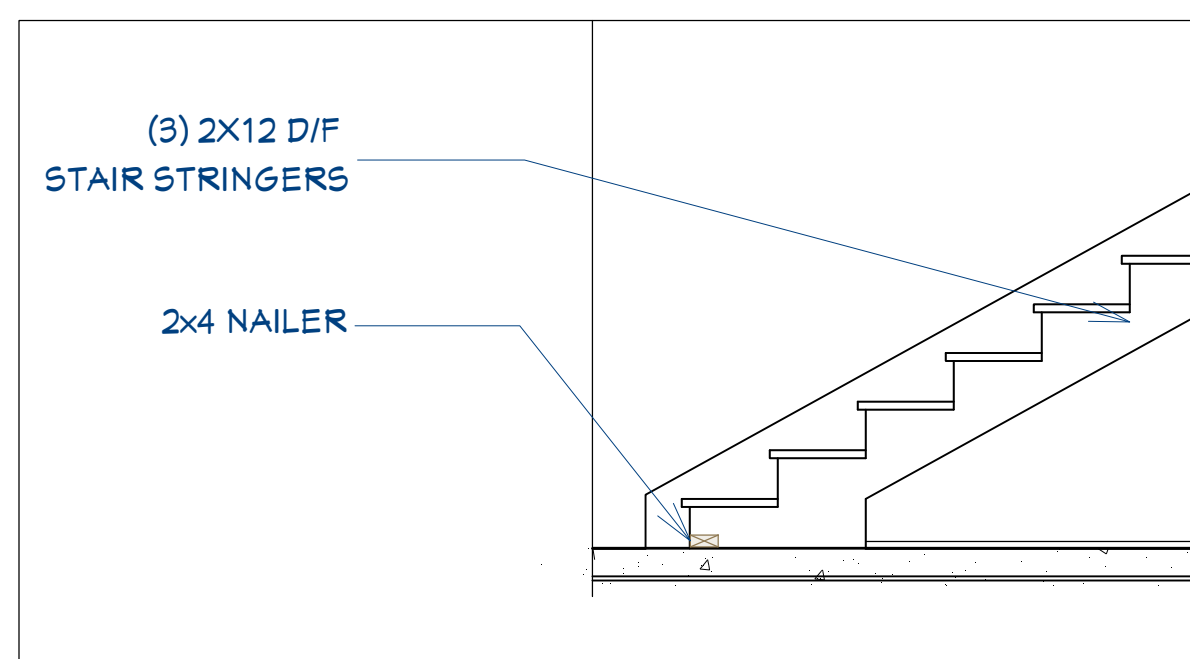
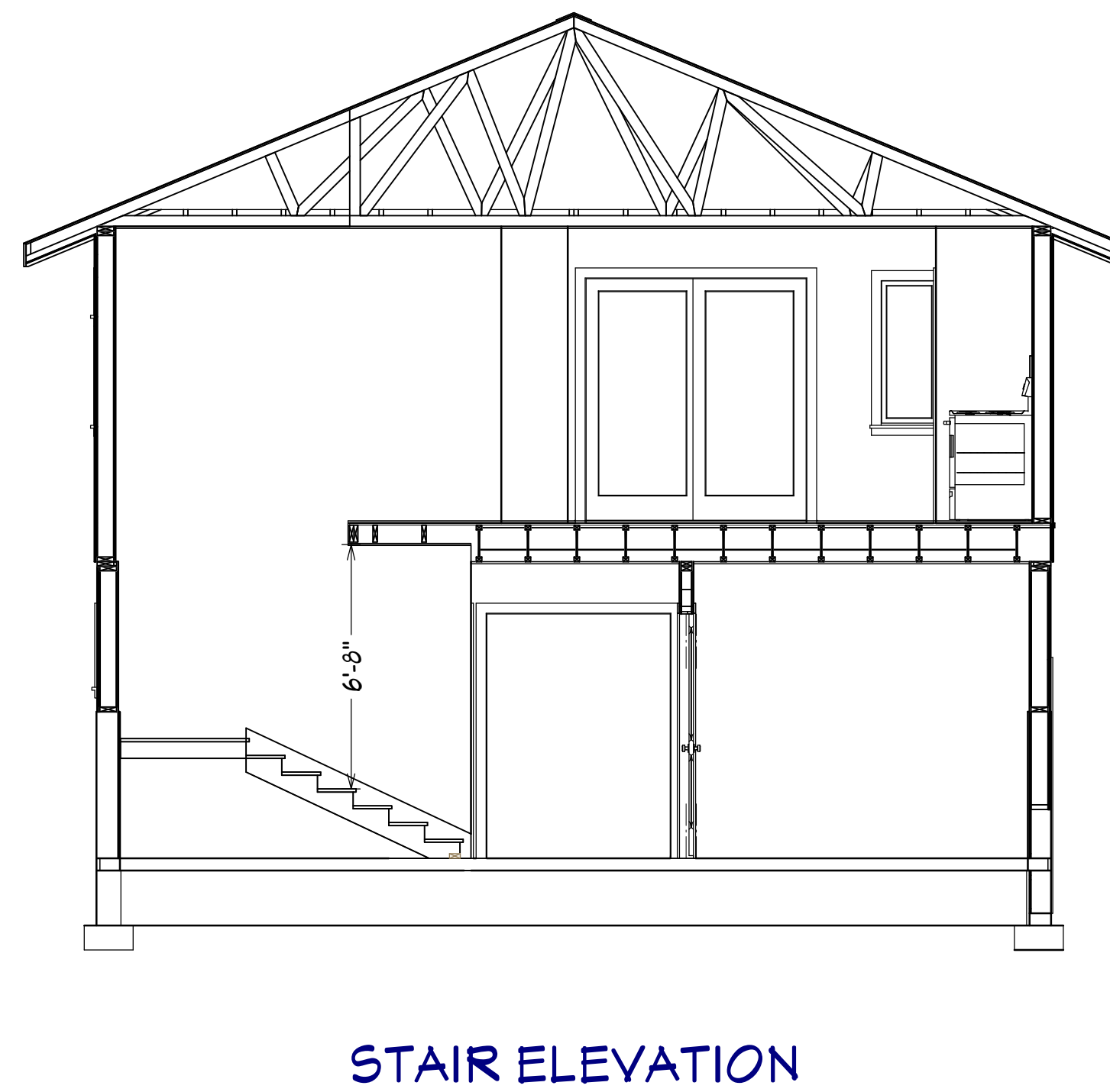
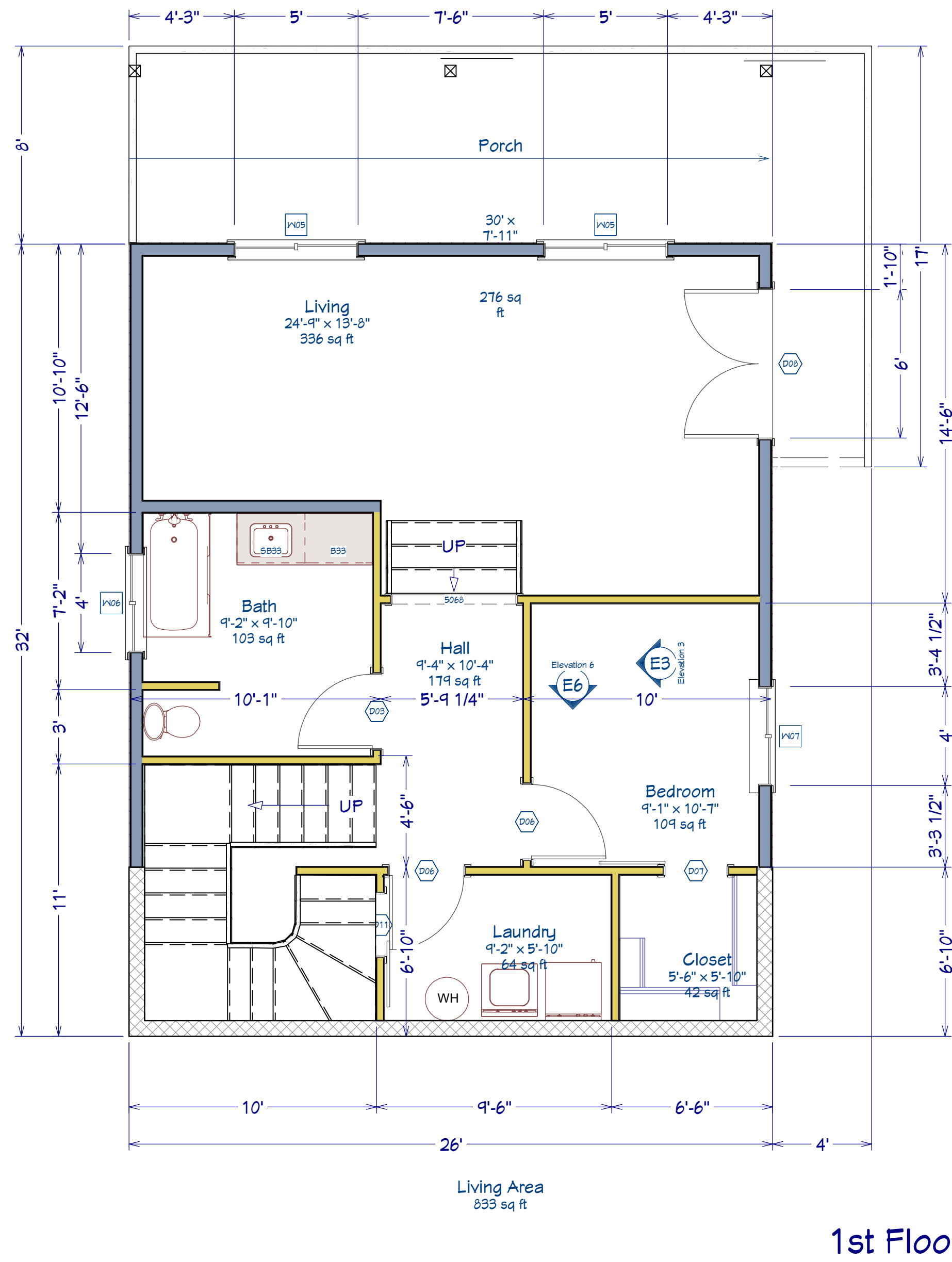
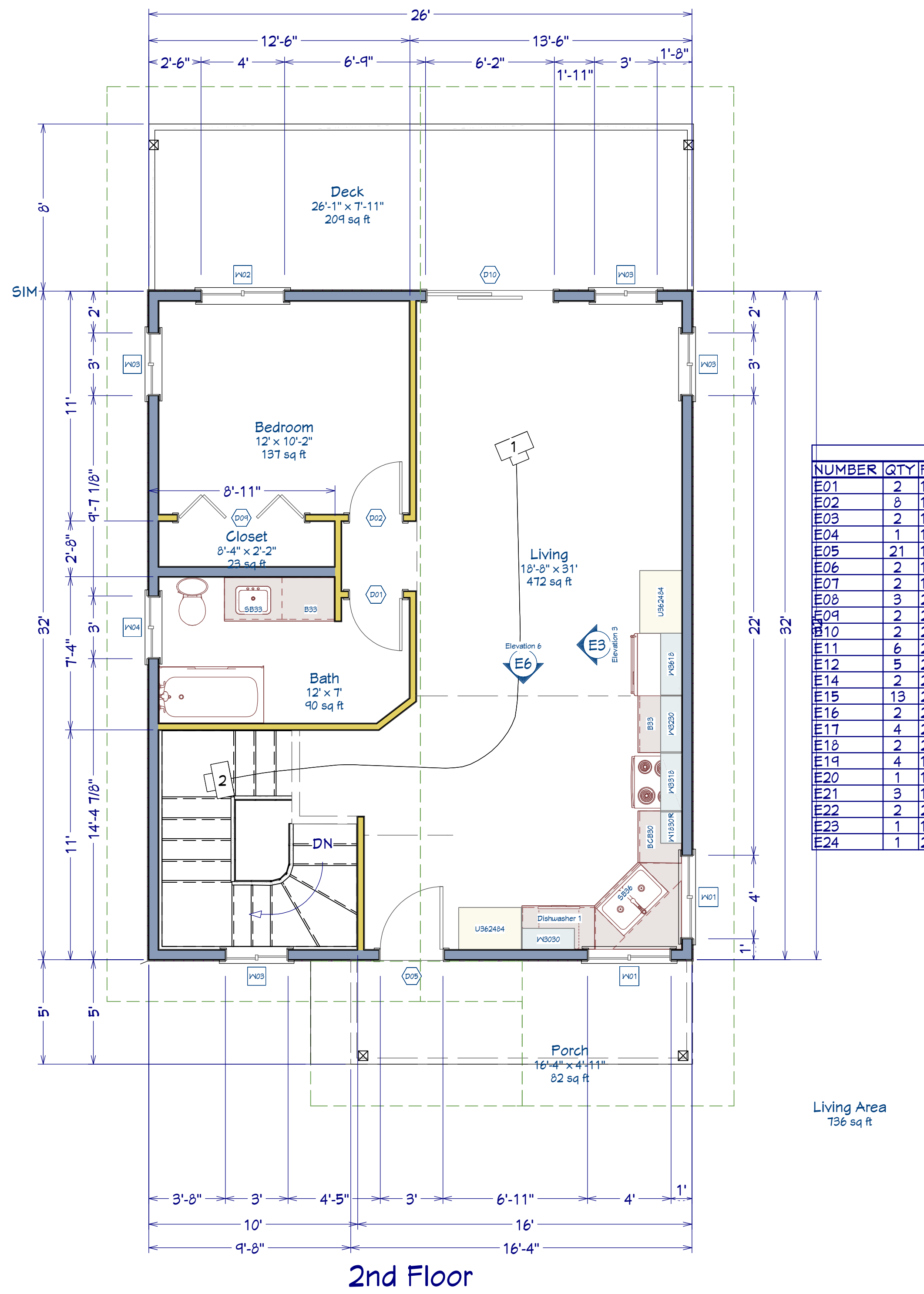
DATE:

9/14/2021

SCALE:

SHEET:

A1



STAIR DETAILS

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
A1	SITE PLAN		
A2	FLOOR PLANS	FLOOR PLANS	
A3	ELEVATIONS	ELEVATIONS	
A4	FOUNDATION PLAN		
A6	ROOF FRAMING PLAN		
E1	ELECTRICAL PLAN		

REVISION TABLE	
NUMBER	DATE

Barber-Larette Residence
776 EAST AVE.
Jerome, AZ

FLOOR PLANS

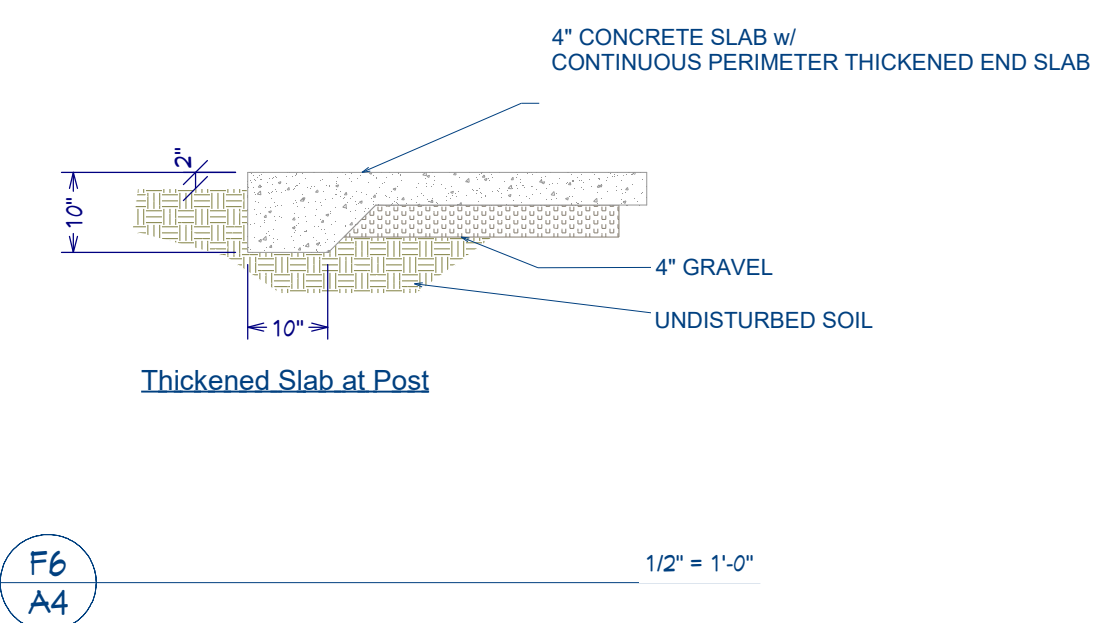
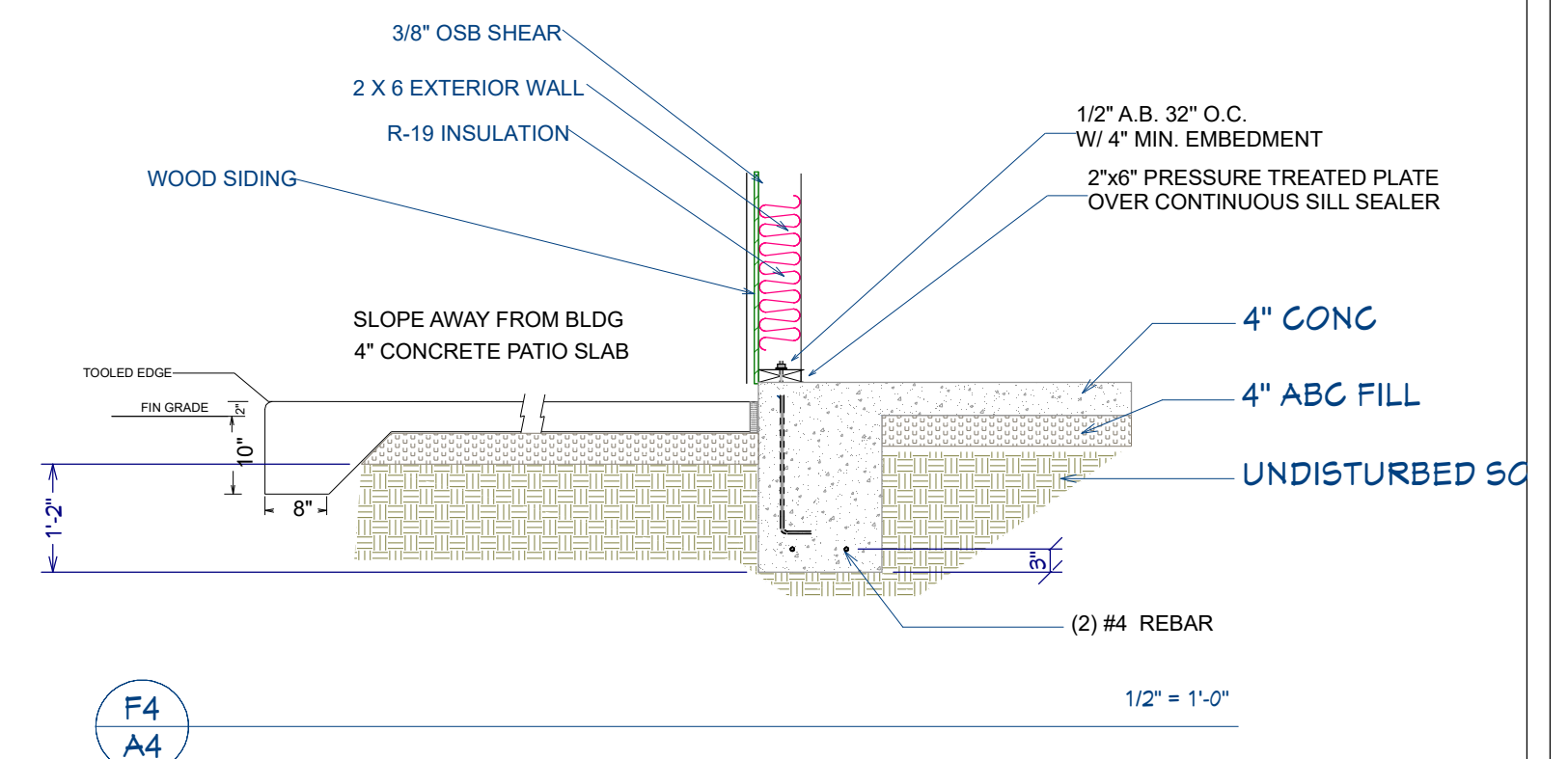
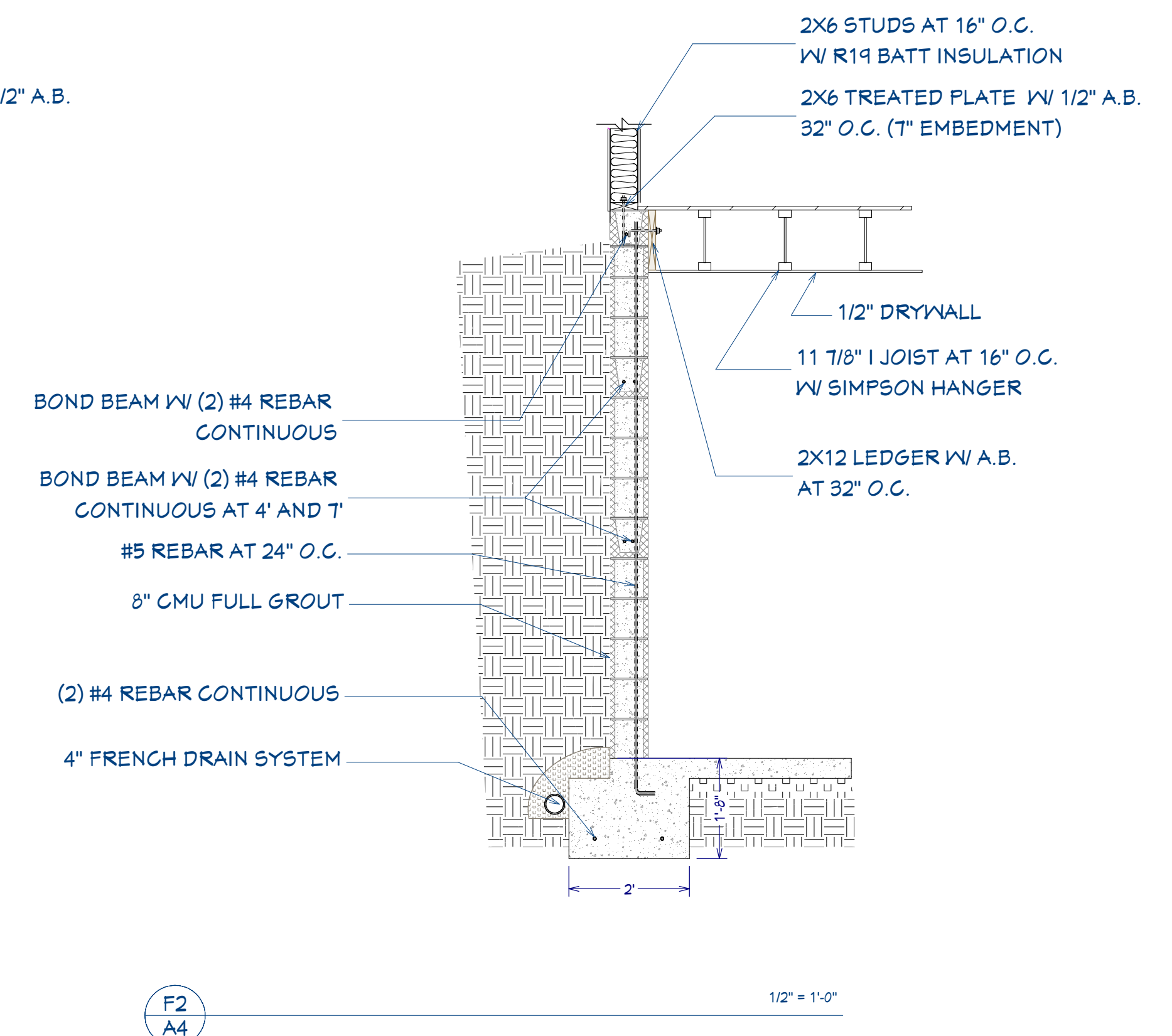
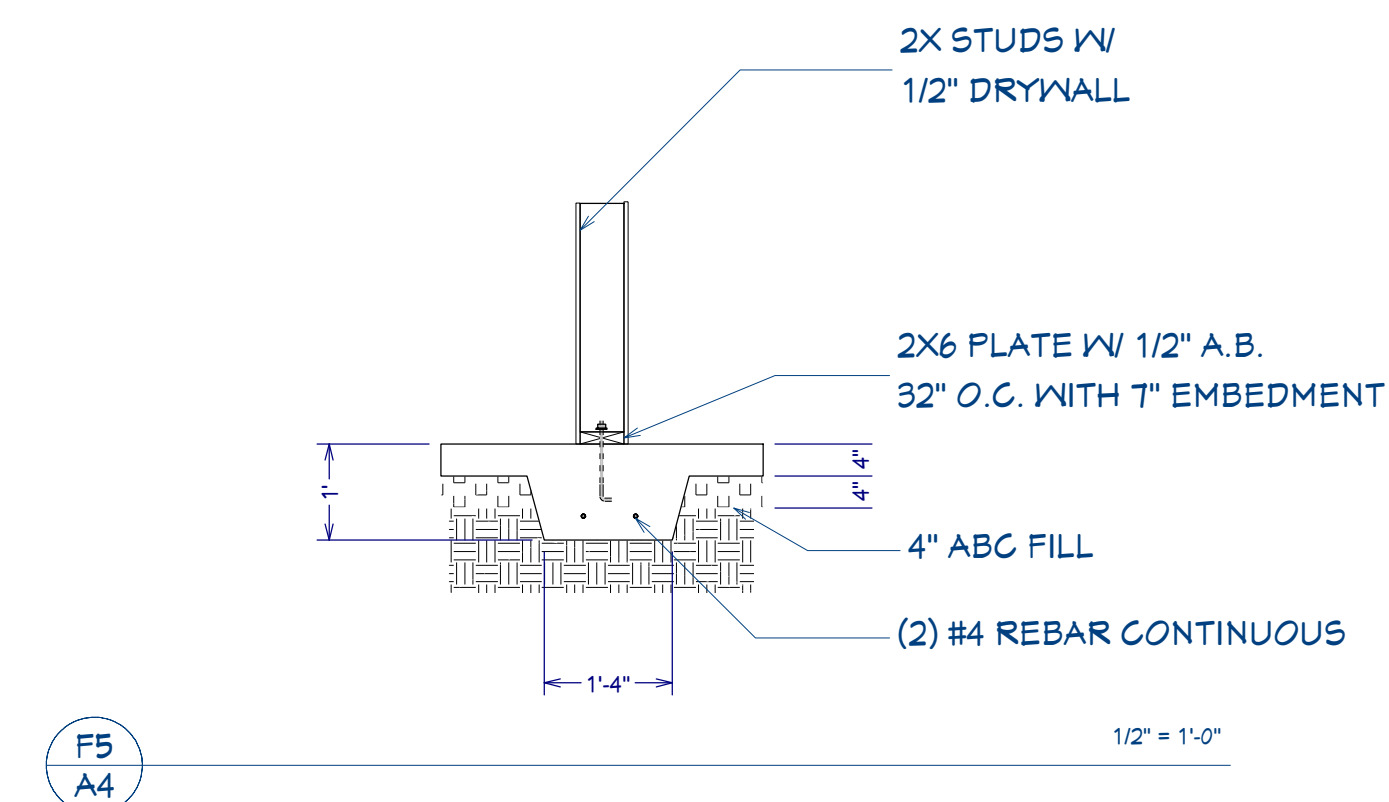
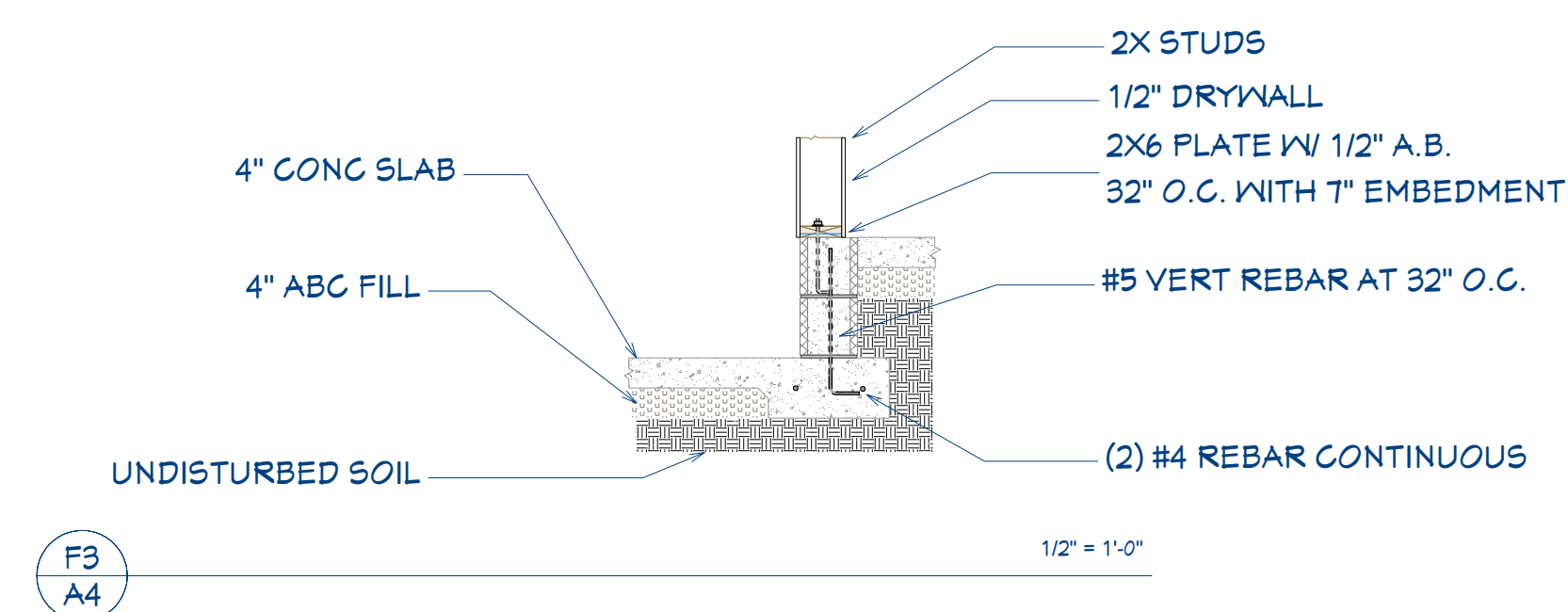
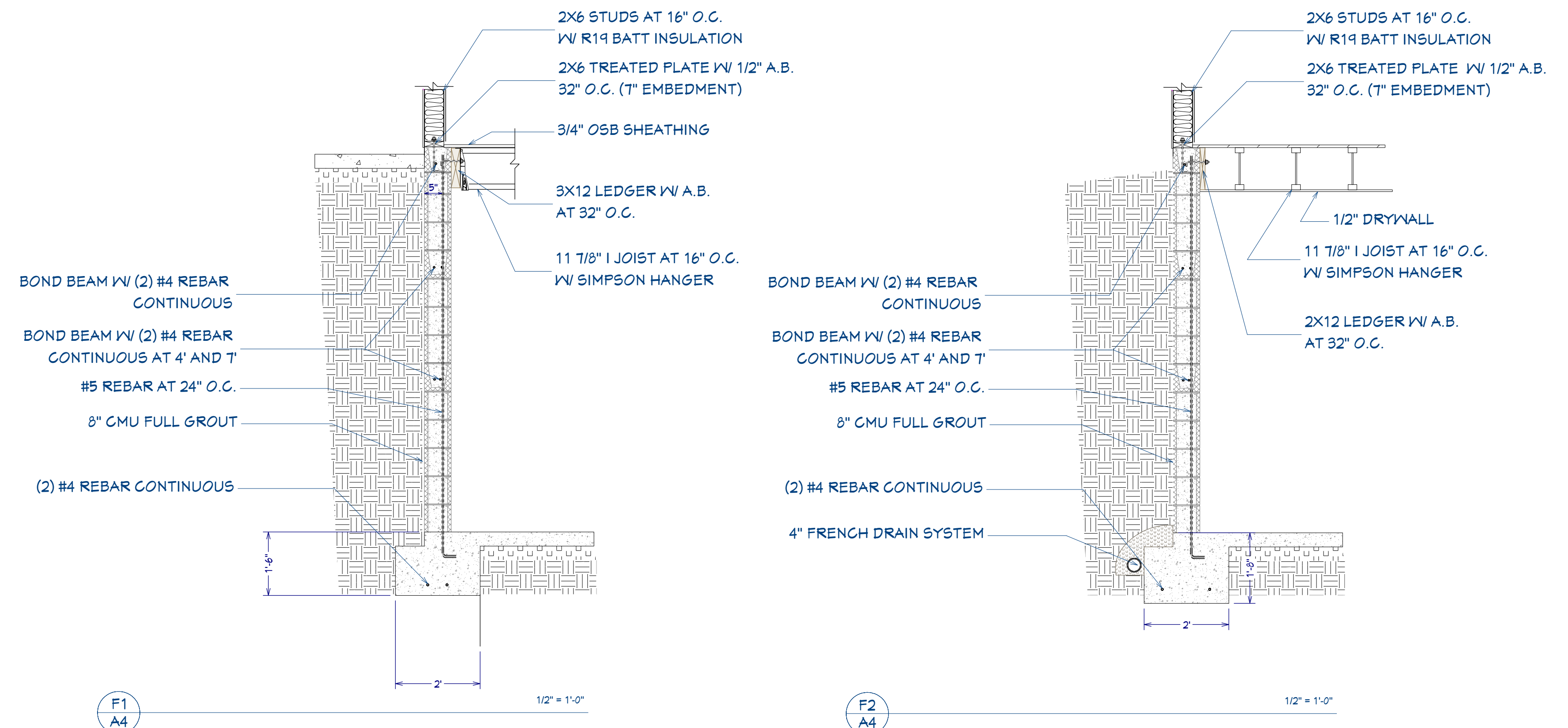
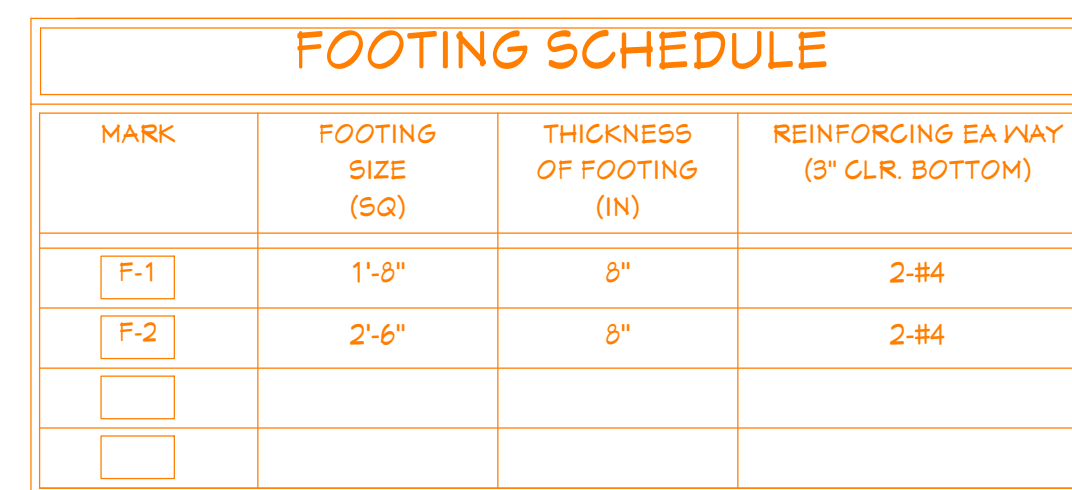
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480-747-0244
jerome@aspenridgehomedesigns.com
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DATE:
9/14/2021

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

SHEET:
A2

WINDOW SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER
W01	4030LS	2	2	4030LS 48"	36"	49"x37"			LEFT SLIDING 2X8X52" (2)	
W02	4040LS	1	2	4040LS 48"	48"	49"x49"			LEFT SLIDING 2X8X52" (2)	
W03	3040LS	4	2	3040LS 36"	48"	37"x49"			LEFT SLIDING 2X6X40" (2)	
W04	3010LS	1	2	3010LS 36"	12"	37"x13"			LEFT SLIDING 2X6X40" (2)	
W05	5050LS	2	1	5050LS 60"	60"	61"x61"			LEFT SLIDING 2X8X64" (2)	
W06	4020LS	1	1	4020LS 48"	24"	49"x25"			LEFT SLIDING 2X8X52" (2)	
W07	4026	1	1	4026 48"	30"	49"x31"			LEFT SLIDING 2X8X52" (2)	
DOOR SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS
D01	2668	1	2	2668 L IN	30"	80"	32"x82 1/2"	HINGED-DOOR F04	2X6X35" (2)	1 3/8"
D02	2668	1	2	2668 R IN	30"	80"	32"x82 1/2"	HINGED-DOOR F04	2X6X35" (2)	1 3/8"
D03	3068	1	1	3068 L IN	36"	80"	38"x82 1/2"	HINGED-DOOR F04	2X6X41" (2)	1 3/8"
D05	3068	1	2	3068 R EX	36"	80"	38"x83"	EXT. HINGED-DOOR E02	2X6X41" (2)	1 3/4"
D06	3068	2	1	3068 R IN	36"	80"	38"x82 1/2"	HINGED-DOOR F04	2X6X41" (2)	1 3/8"
D07	2668	1	1	2668 L	30"	80"	32"x82 1/2"	BARN-DOOR F04	2X6X35" (2)	1 3/8"
D08	6068	1	1	6068 L/R EX	72"	80"	74"x83"	EXT. DOUBLE HINGED-DOOR E02	2X12X80" (3)	1 3/4"
D09	6068	1	2	6068 L/R	72"	80"	74"x82 1/2"	4 DR. BIFOLD-LOUVERED	2X10XT7" (2)	1 3/8"
D10	6068	1	2	6068 R EX	72"	80"	74"x83"	EXT. SLIDER-DOOR F01	2X10XT7" (2)	1 3/4"
D11	2668	1	1	2668 R	30"	80"	32"x82 1/2"	BARN-DOOR F04	2X6X35" (2)	1 3/8"

[illegible]

Barber-Larette Residence
776 EAST AVE.
Jerome,AZ

FOUNDATION PLAN

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 jerome@aspenridgehomedesigns.com
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DATE:

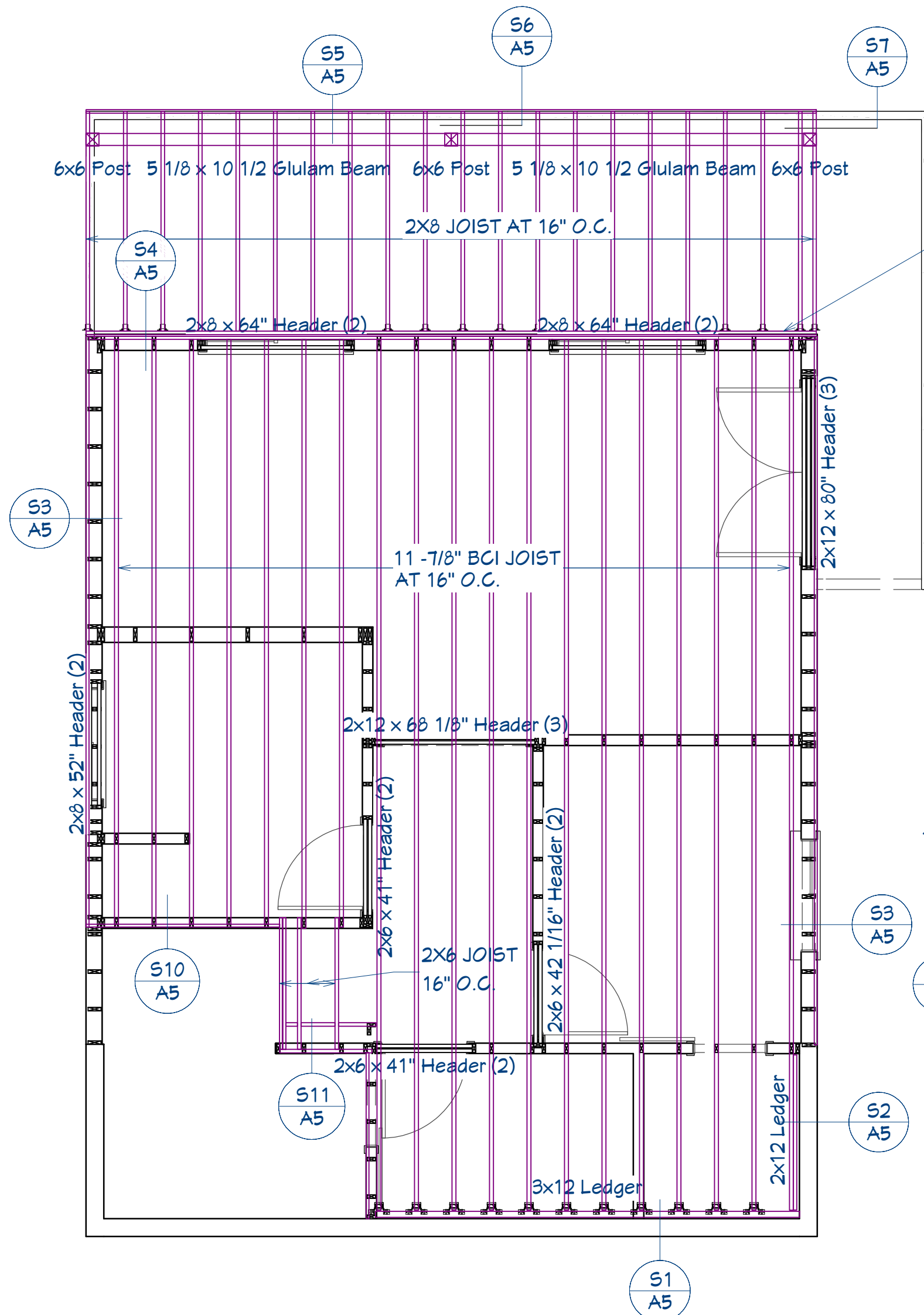
9/14/2021

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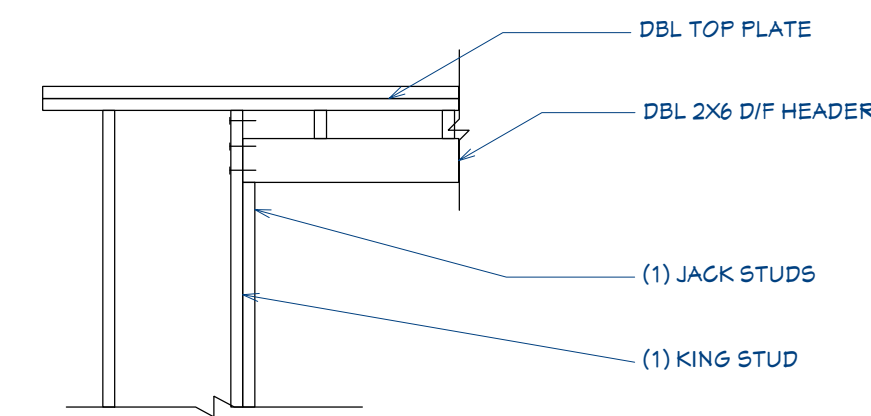
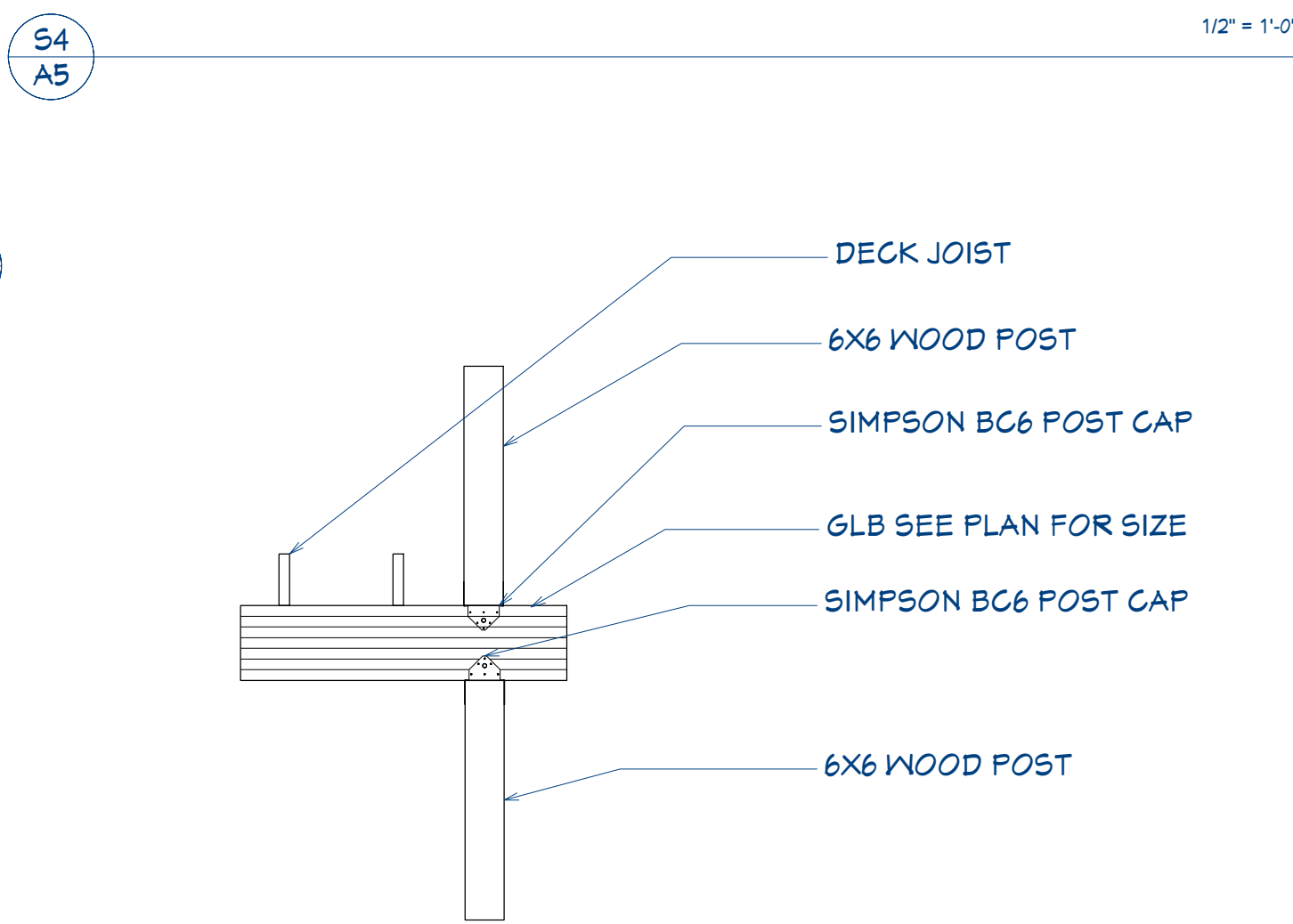
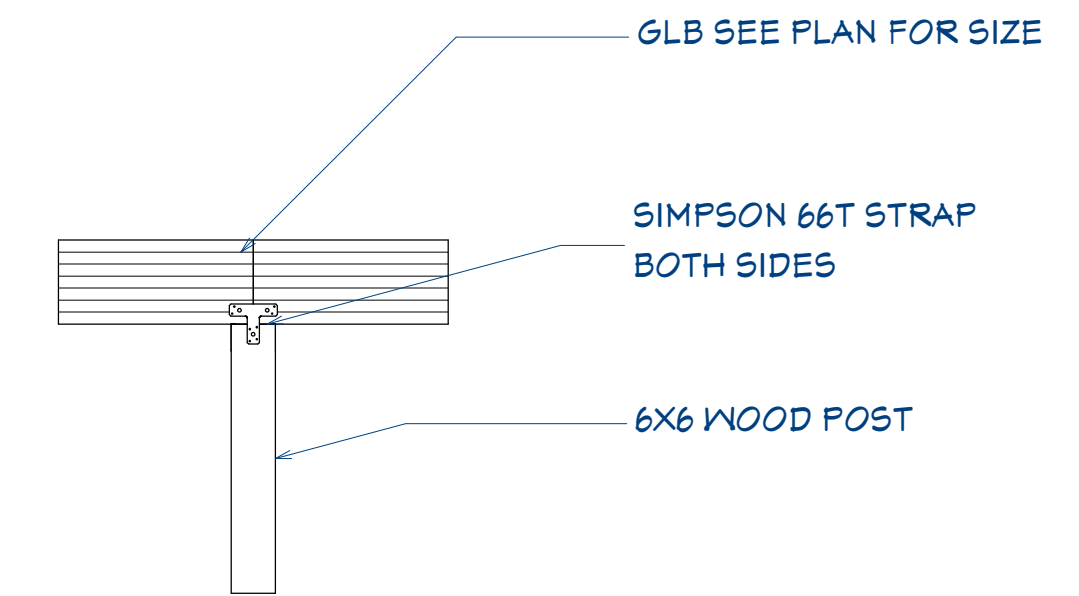
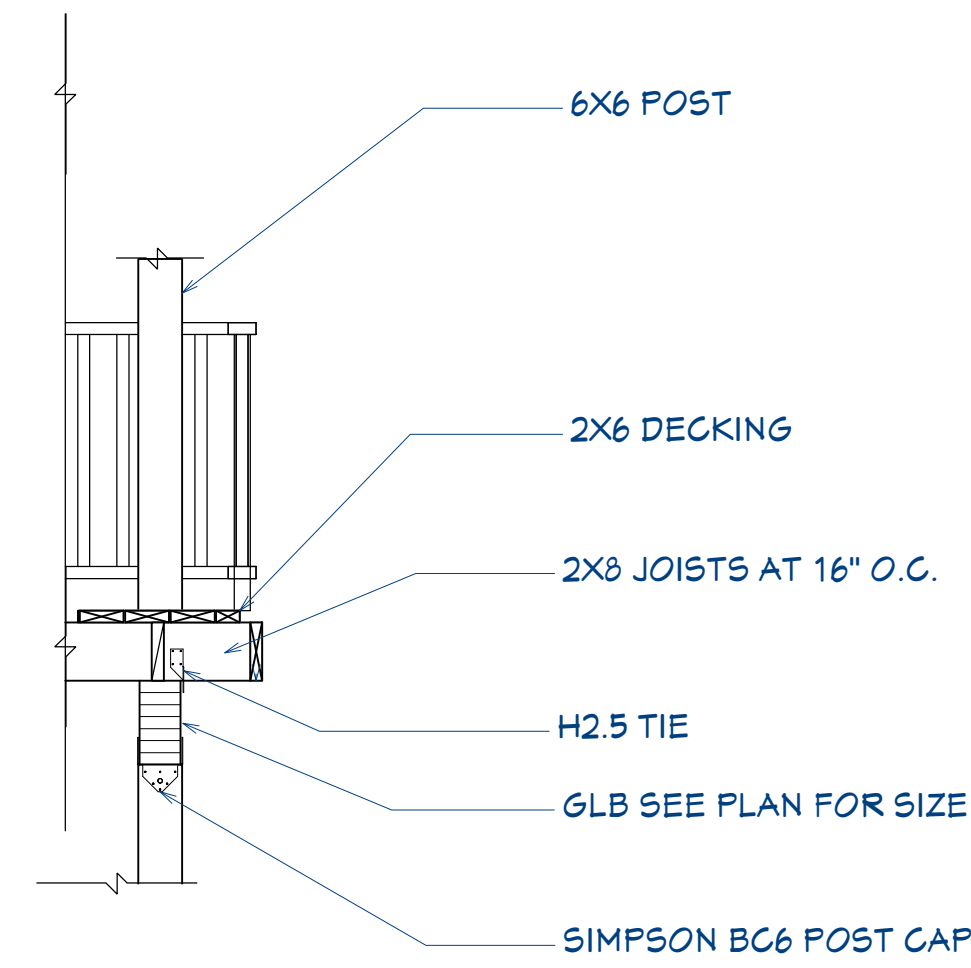
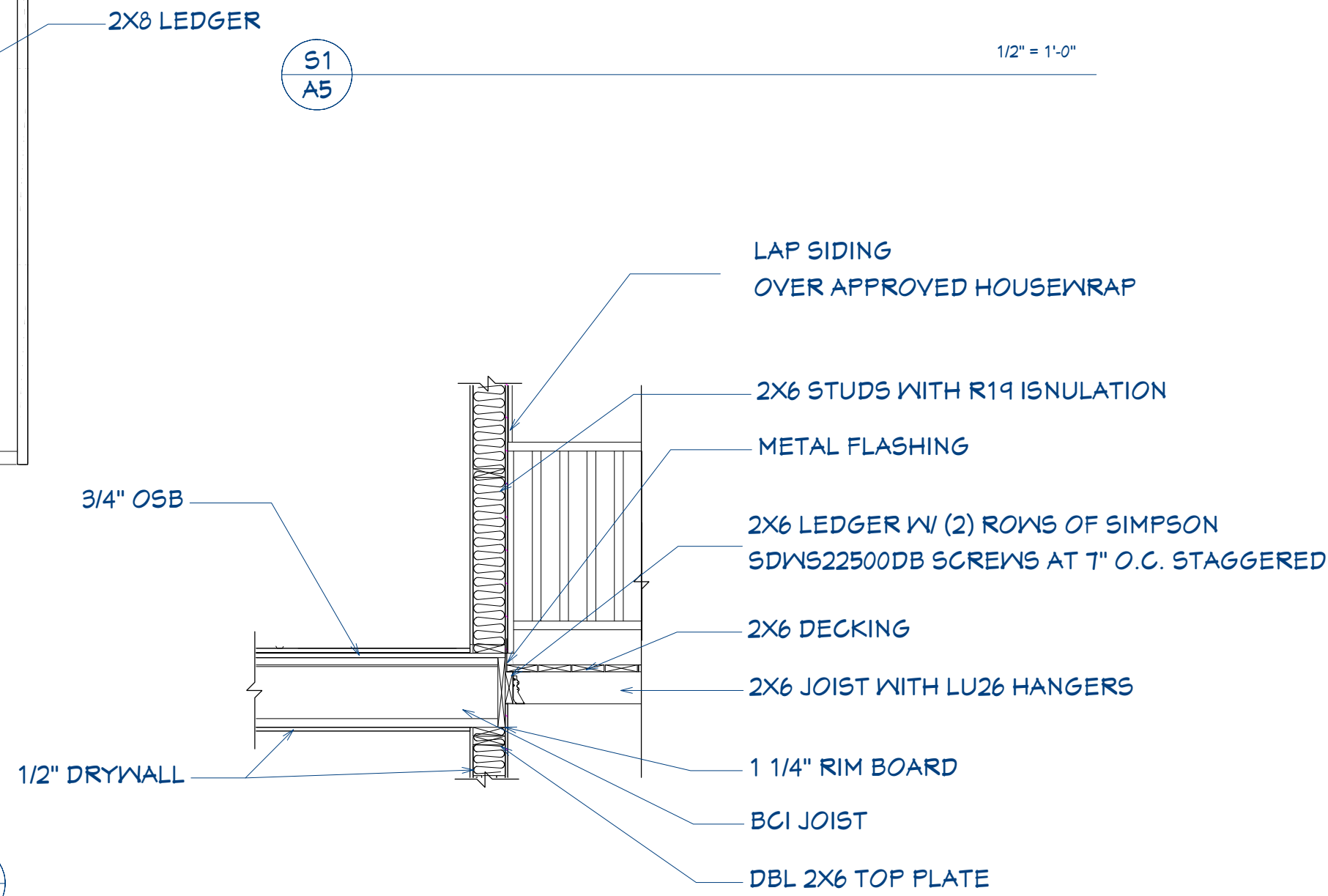
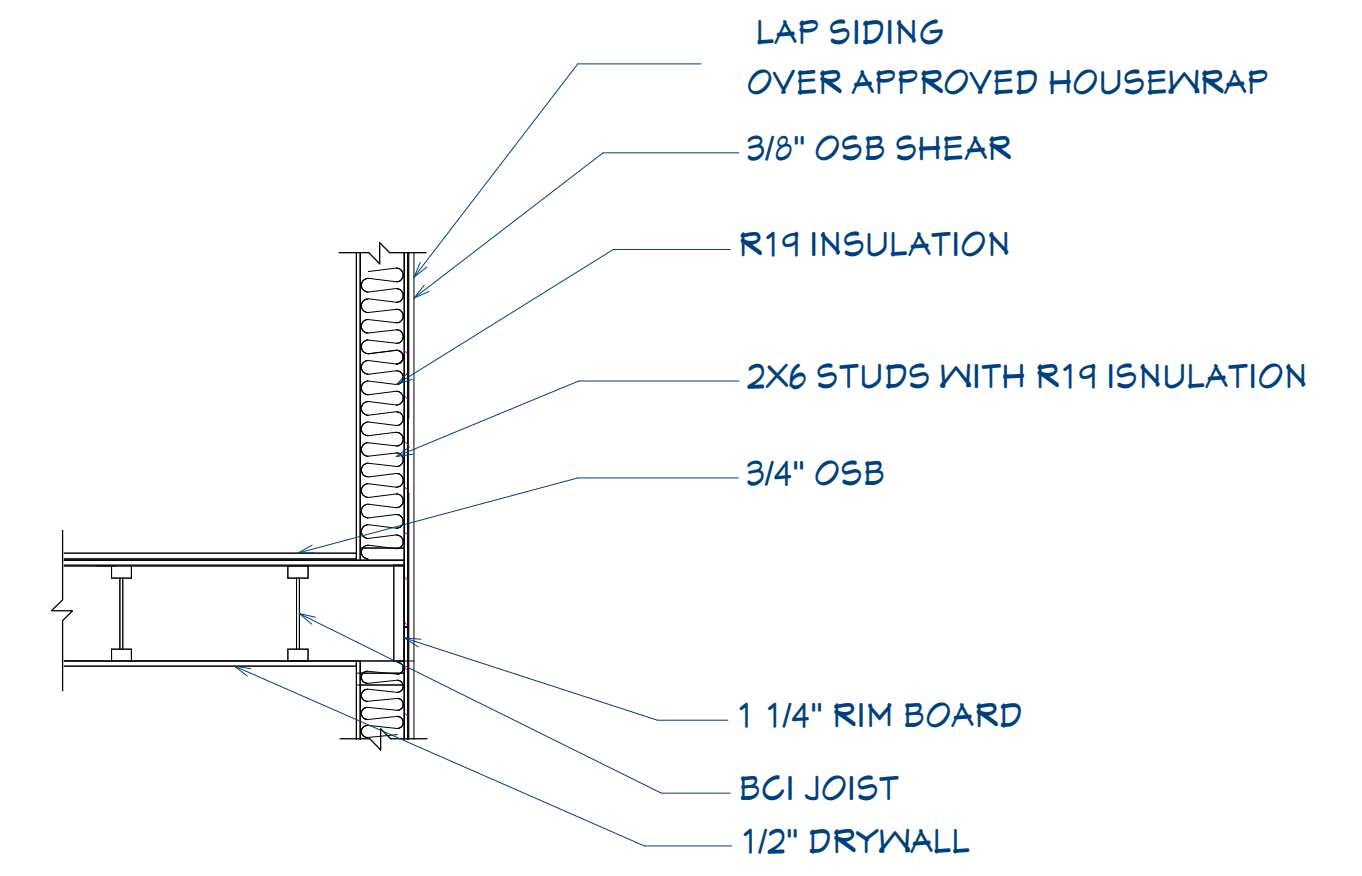
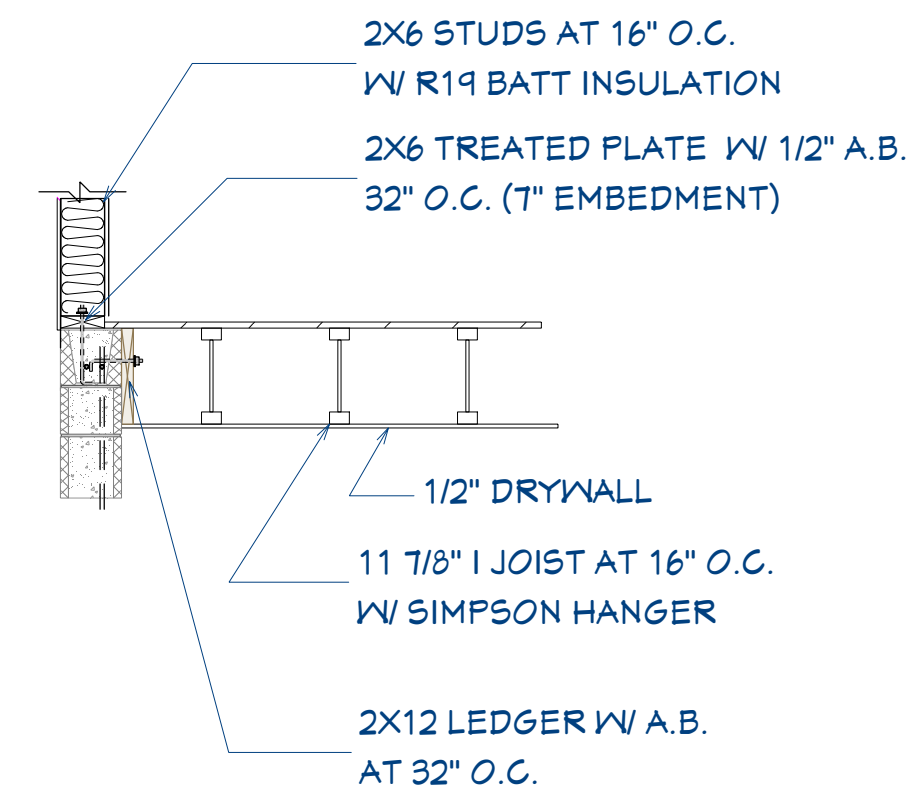
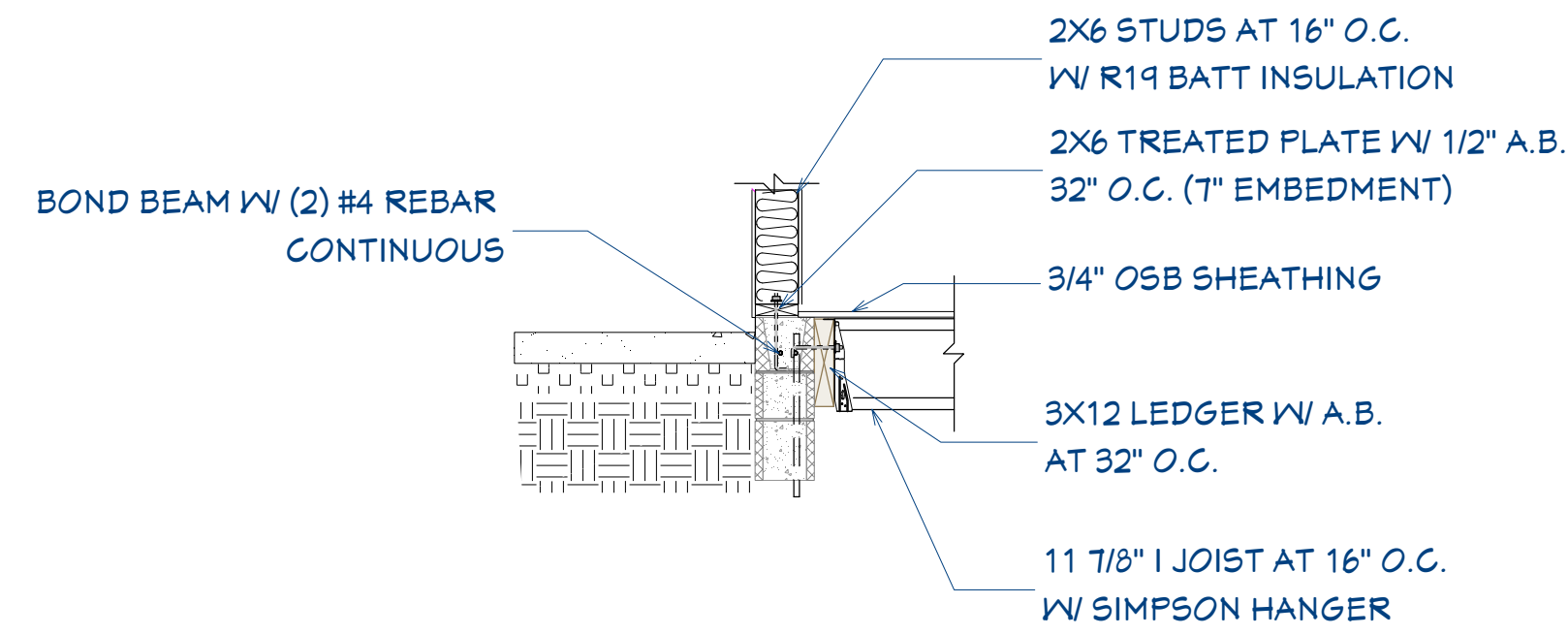
$$1/4" = 1'-0"$$

SHEET:

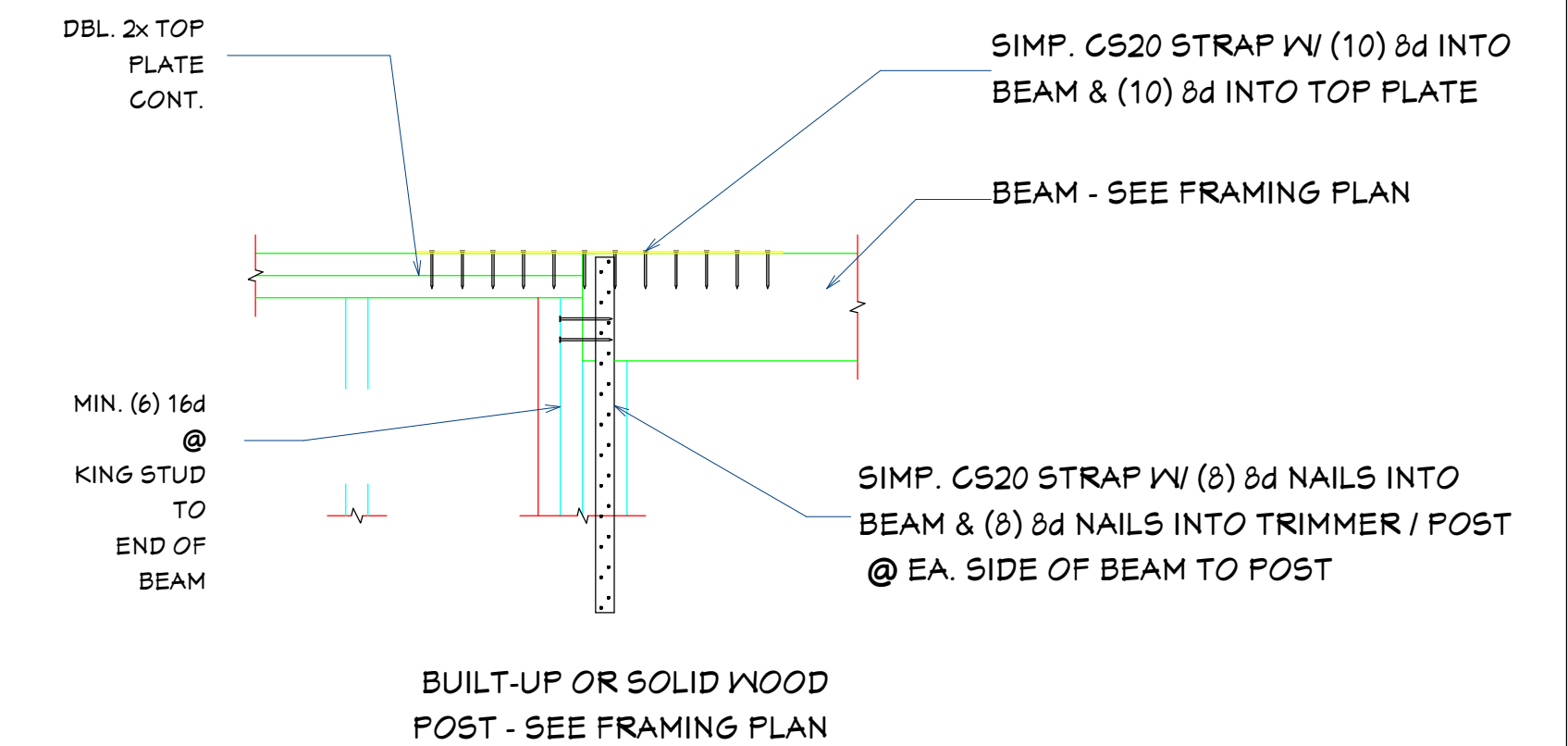
A4



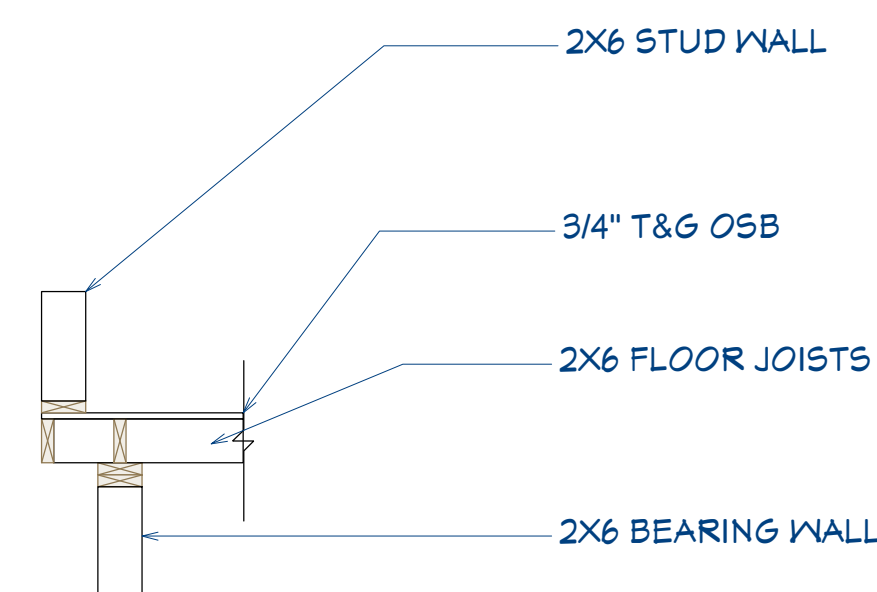
FLOOR FRAMING



NON BEARING HDR



BEARING HDR



REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

Barber-Larlette
Residence
776 EAST AVE.

FLOOR FRAMING PLAN

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DESIGNS LLC

DATE:

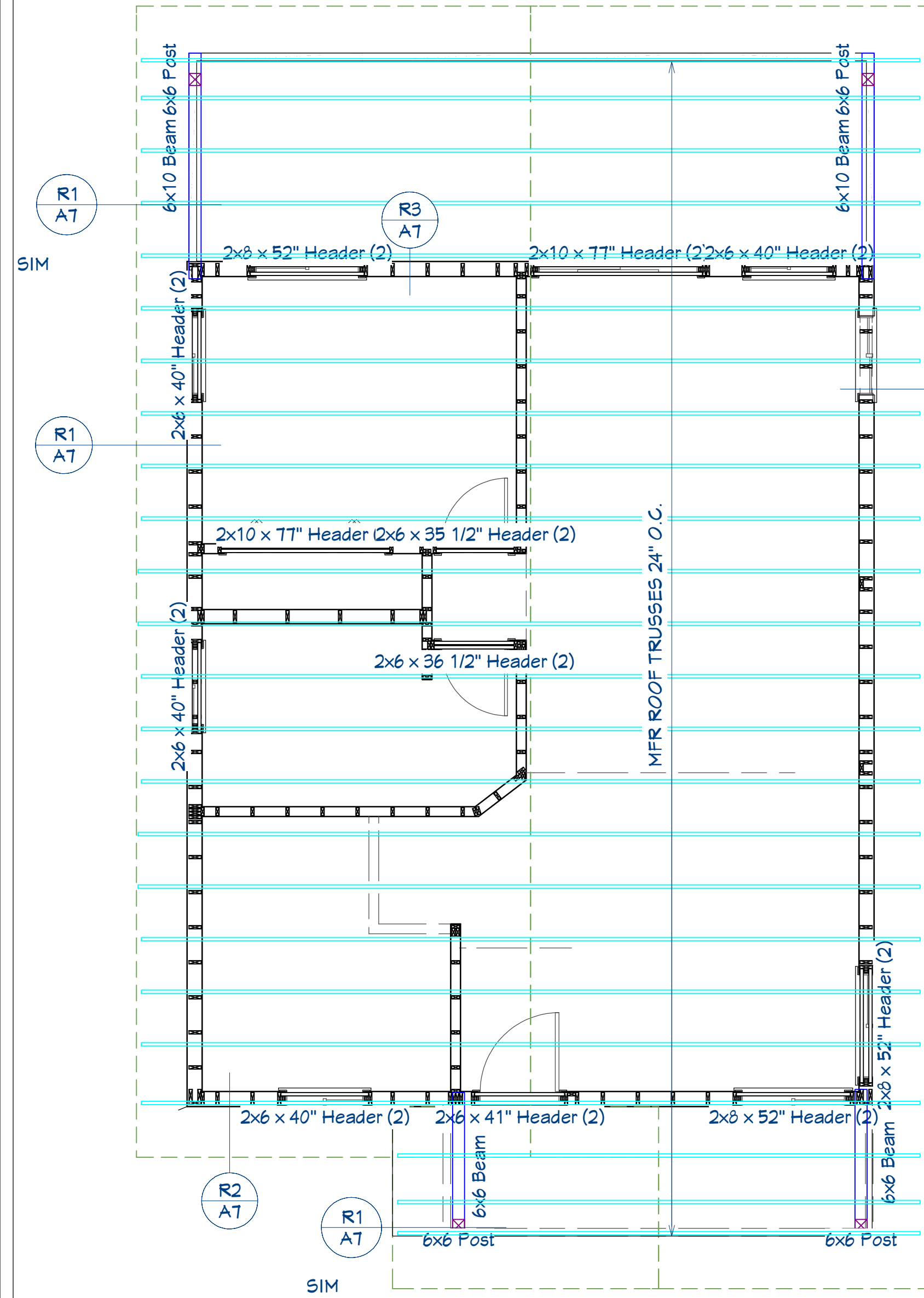
9/14/2021

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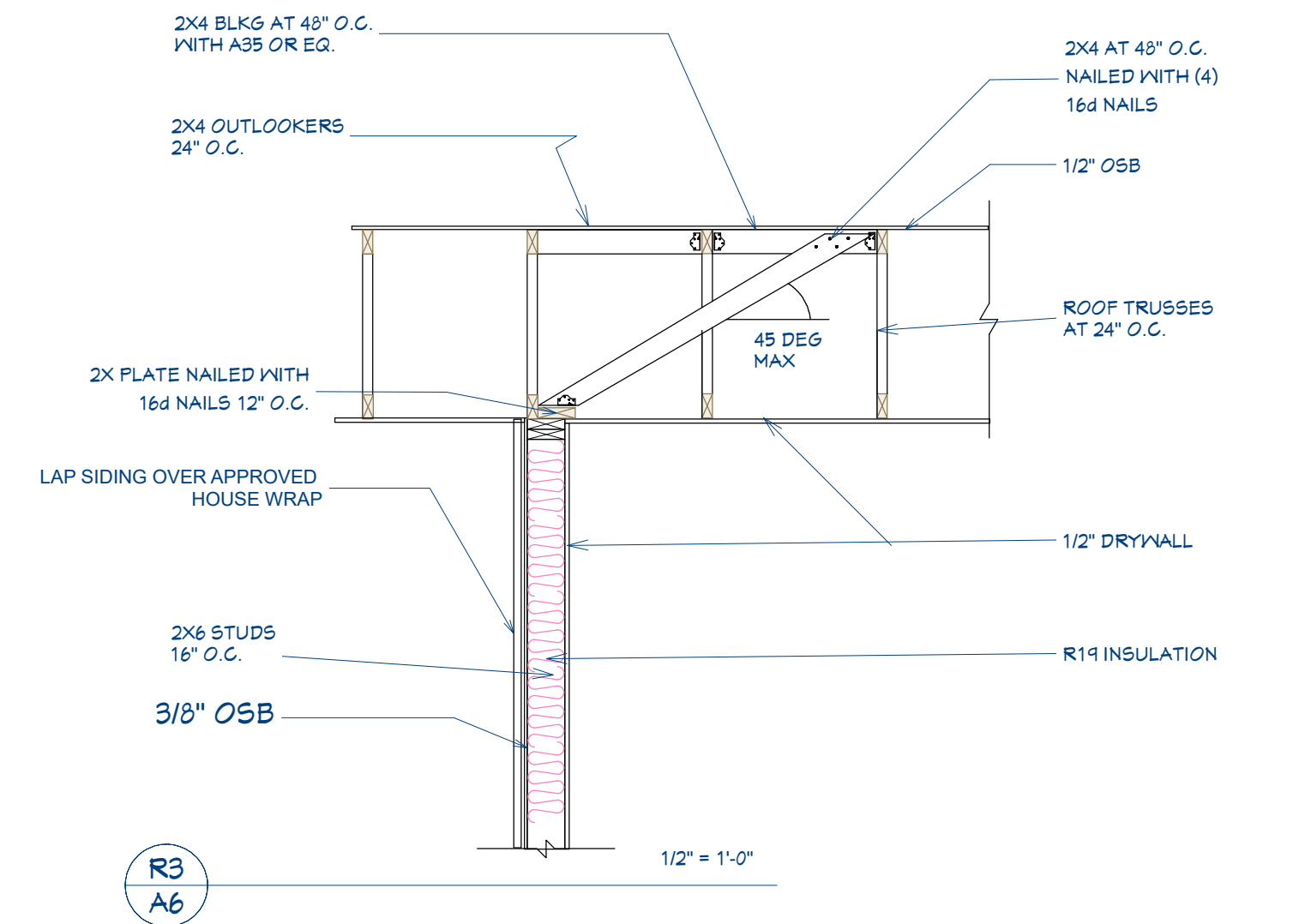
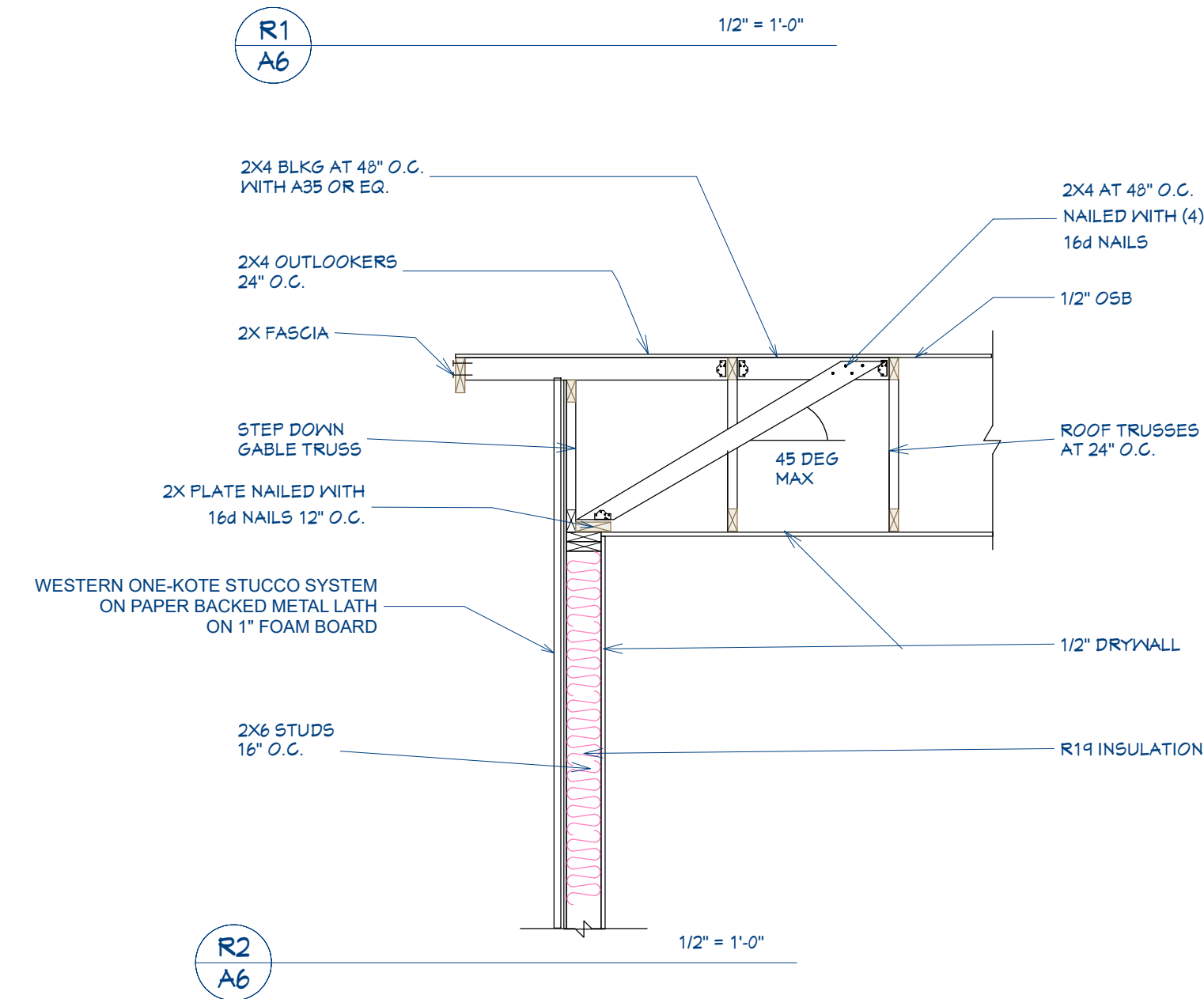
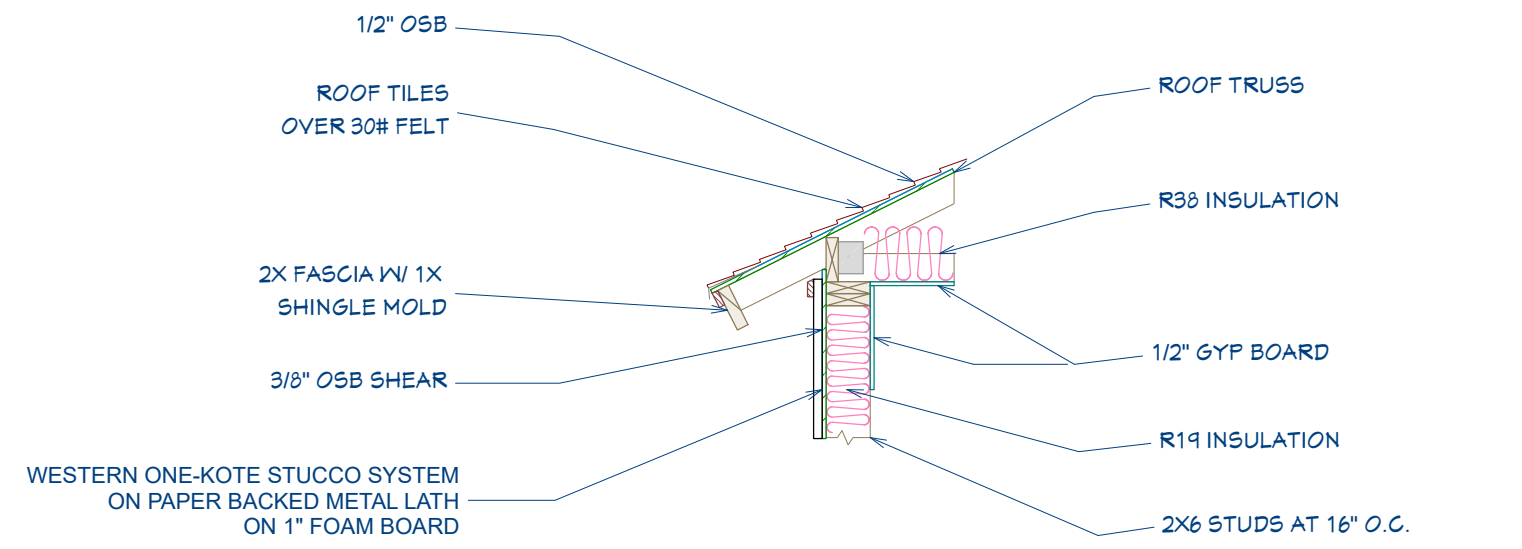
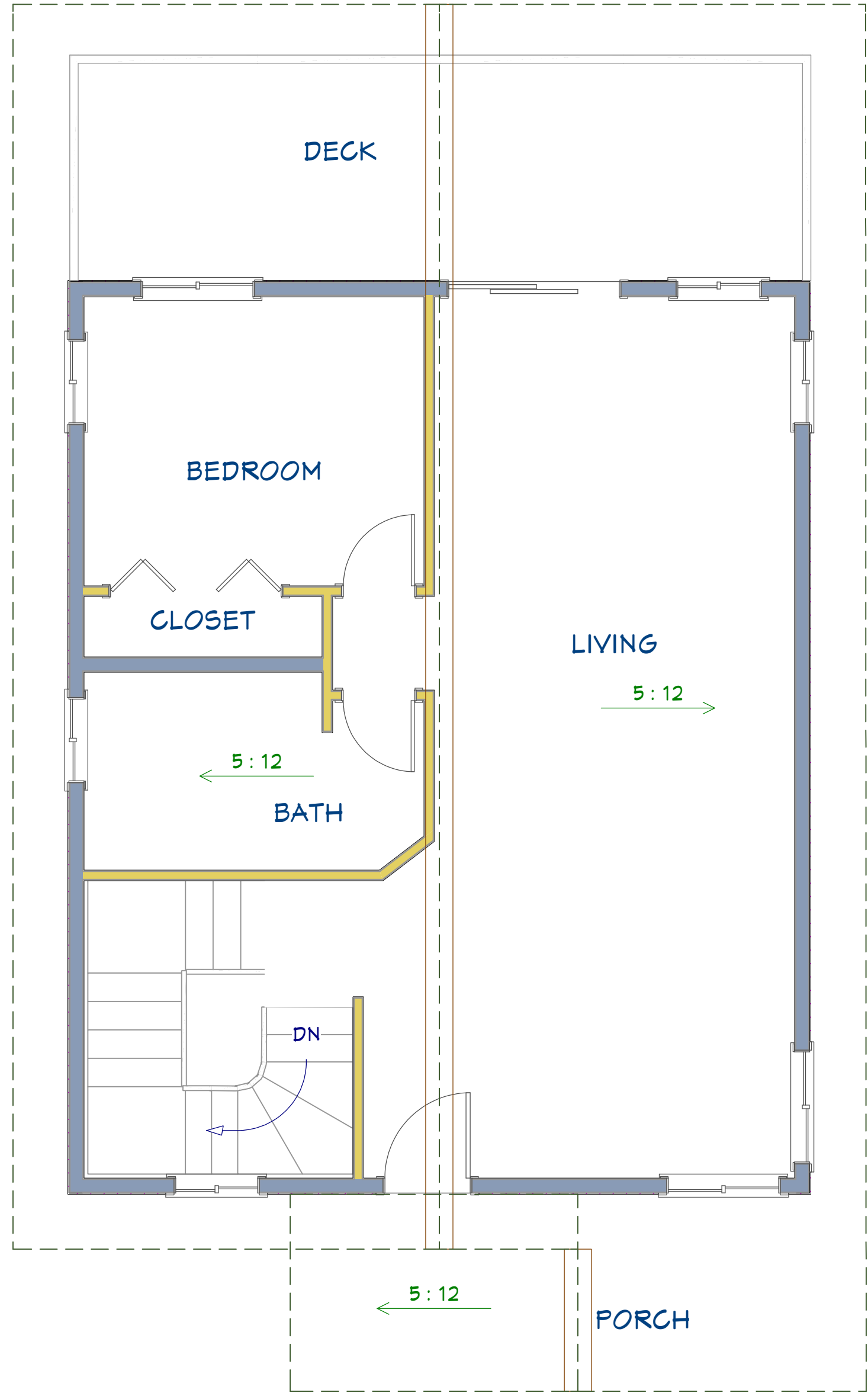
1/4" = 1'-0"

SHEET:

A5



SECTION CUT SYMBOLS



REVISION TABLE		DESCRIPTION
NUMBER	DATE	

Barber-Larette
Residence
776 EAST AVE.

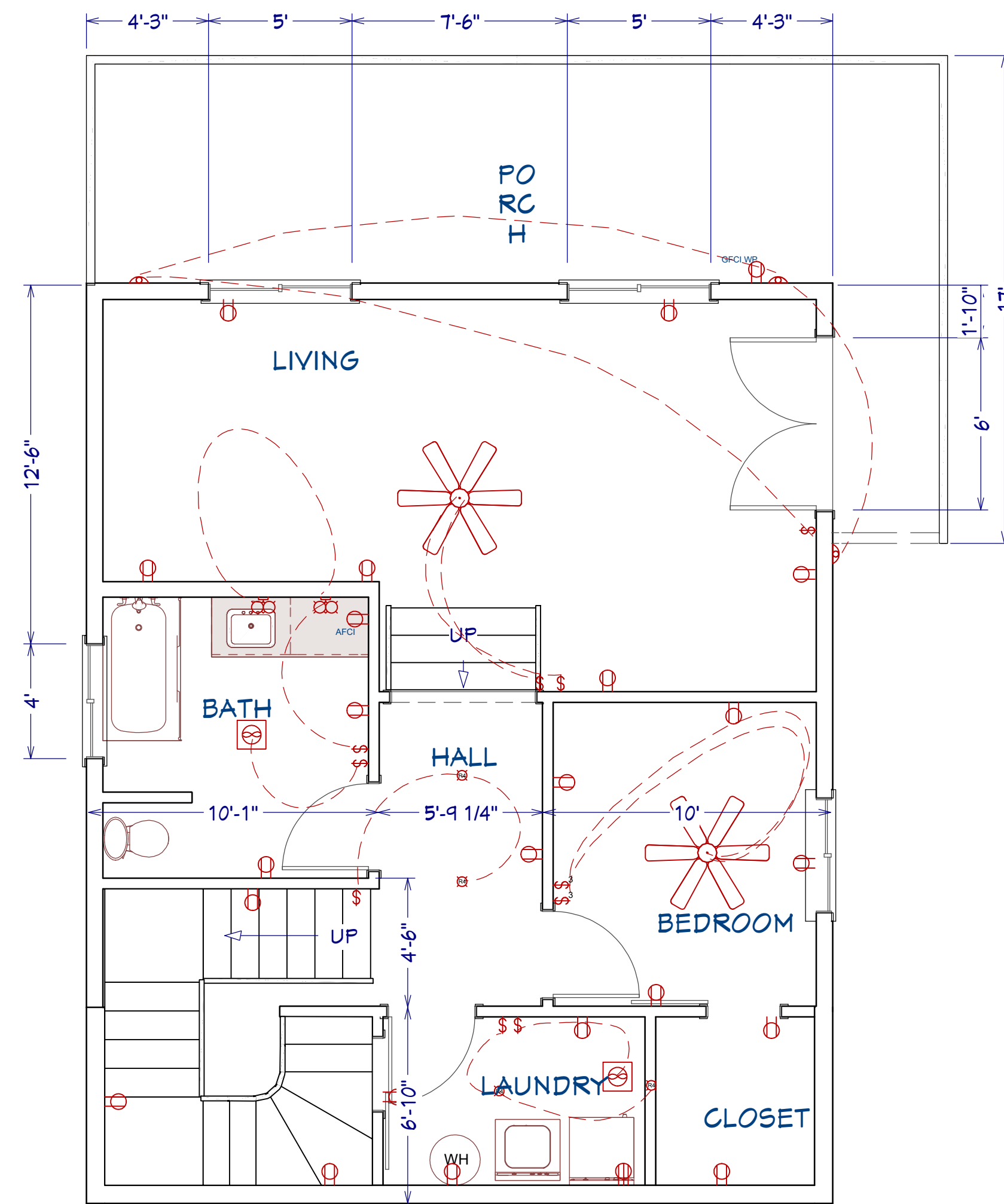
ROOF FRAMING PLAN

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DESIGNS LLC

DATE:
9/14/2021

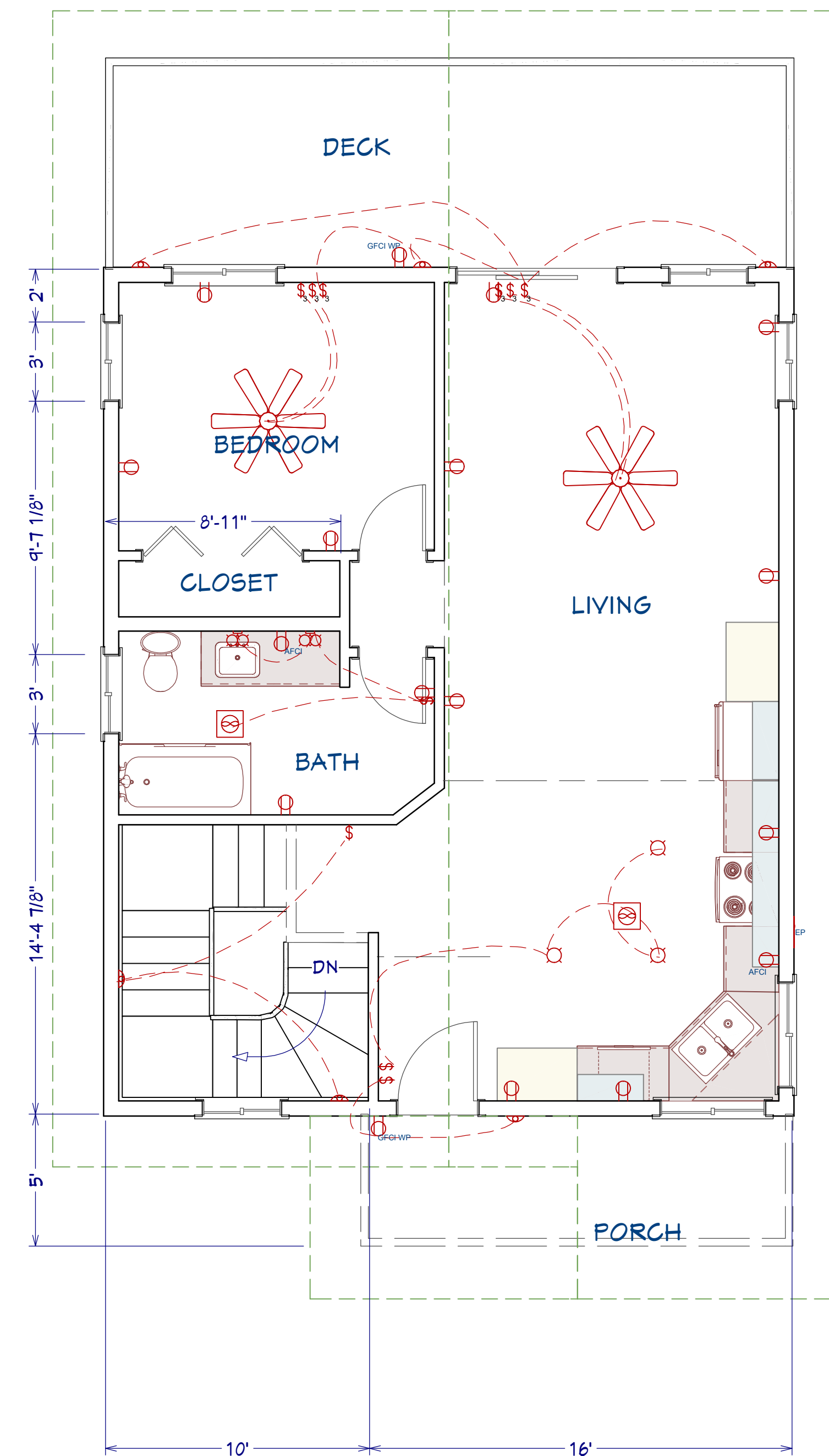
SCALE:
1/4" = 1'-0"

SHEET:
A6



LIVING AREA
833 SQ FT

1st Floor



LIVING AREA
736 SQ FT

2nd Floor

ELECTRICAL SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	ATTACHED TO	DESCRIPTION
E01	2	1	14"	7 1/2"	7 1/2"	WALL	SCONCE 2
E02	8	1	3"	3/4"	5"	WALL	SINGLE POLE
E03	2	1	3"	3/4"	5"	WALL	THREE WAY
E04	1	1	3"	5/16"	5"	WALL	AFGI
E05	21	1	3"	5/16"	5"	WALL	DUPLEX
E06	2	1	51 11/16"	47 3/16"	28 5/8"	CEILING	6 BLADE CEILING FAN
E07	2	1	8 1/2"	8 1/2"	3/4"	CEILING	EXHAUST
E08	3	2	12"	12"	3 13/16"	CEILING	HALF DOME
E09	2	2	14"	7 1/2"	7 1/2"	WALL	SCONCE 2
E10	2	2	16"	8"	8"	WALL	HALF CONE
E11	6	2	3"	3/4"	5"	WALL	THREE WAY
E12	5	2	3"	3/4"	5"	WALL	SINGLE POLE
E14	2	2	3"	5/16"	5"	WALL	AFGI
E15	13	2	3"	5/16"	5"	WALL	DUPLEX
E16	2	2	51 11/16"	47 3/16"	28 5/8"	CEILING	6 BLADE CEILING FAN
E17	4	2	6"	7"	7"	WALL	WALL GLOBE
E18	2	2	8 1/2"	8 1/2"	3/4"	CEILING	EXHAUST
E19	4	1	4 13/16"	4 13/16"	3/16"	CEILING	RECESSED DOWN LIGHT 4
E20	1	1	3"	5/16"	5"	WALL	220V
E21	3	1	6"	7"	7"	WALL	WALL GLOBE
E22	2	2	2 7/8"	7/16"	4 9/16"	WALL	GFCI WP
E23	1	1	2 7/8"	7/16"	4 9/16"	WALL	GFCI WP
E24	1	2	14 1/4"	3 3/8"	23"	WALL	ELECTRICAL PANEL

REVISION TABLE		REVISION TABLE	
NUMBER	DATE	REVISION	DESCRIPTION

Barber-Larette
Residence
776 EAST AVE.

ELECTRICAL PLAN

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DATE:

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SCALE:

SHEET:

E1