



Planning & Zoning Hearing Submittal 07-08-2020

THE ELKWOOD FLAGSTAFF APARTMENTS 1002 N. 4TH ST., FLAGSTAFF, AZ 86004 APN: 106-08-005J

PROJECT TEAM:

OWNER
Caliber Company
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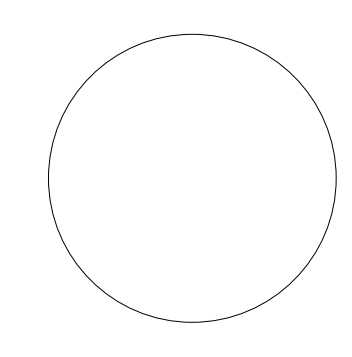
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AR4.1 EXTERIOR ELEVATIONS - COMMERCIAL BLDG



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PROJECT:
**the elkwood flagsatff
apartments**
1002 N. 4TH. STREET
FLAGSTAFF, AZ 86004

date: 02/10/2020

Issued for: 90% Construction Documents

rev # Δ

Rev Description: Date:

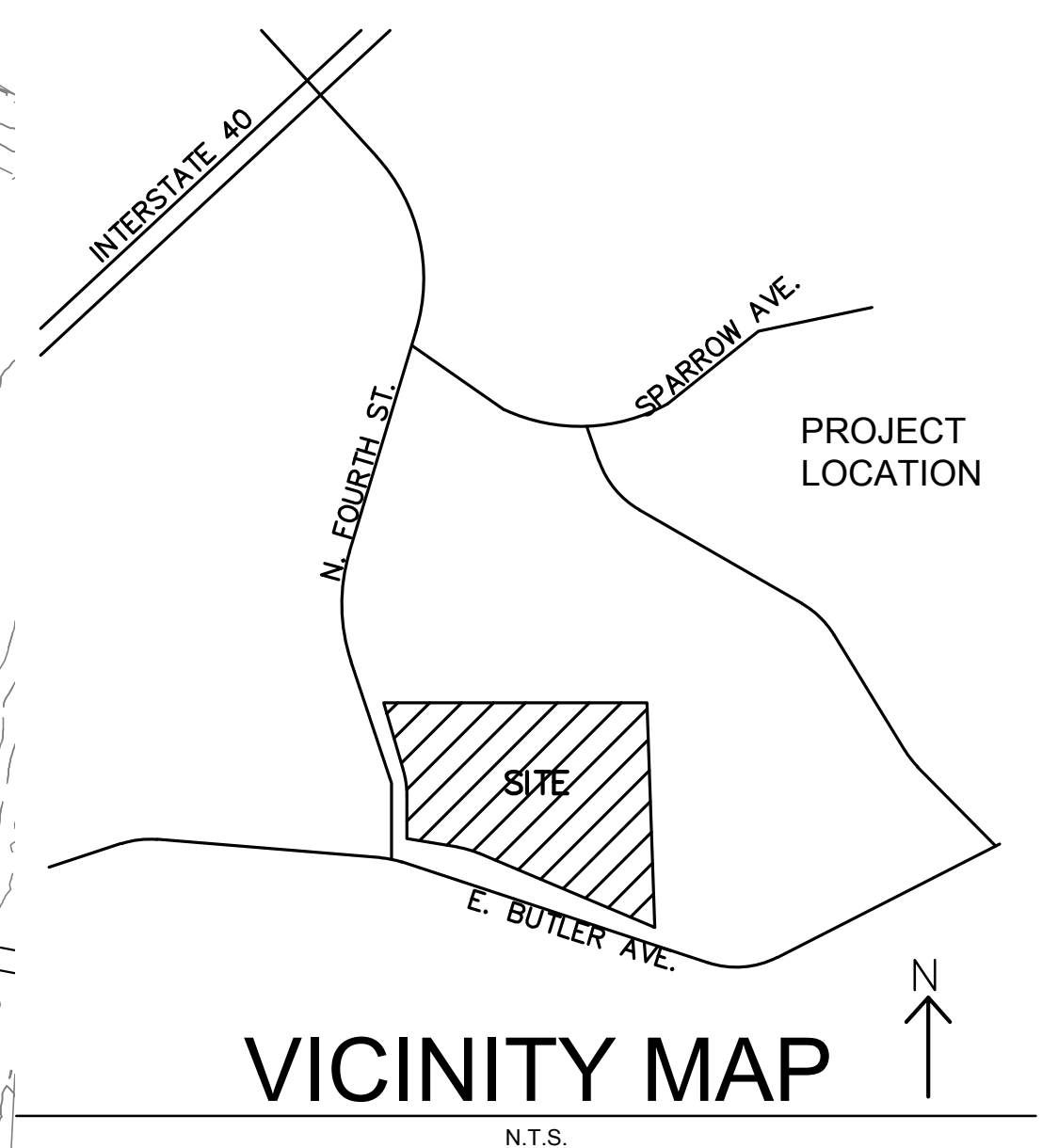
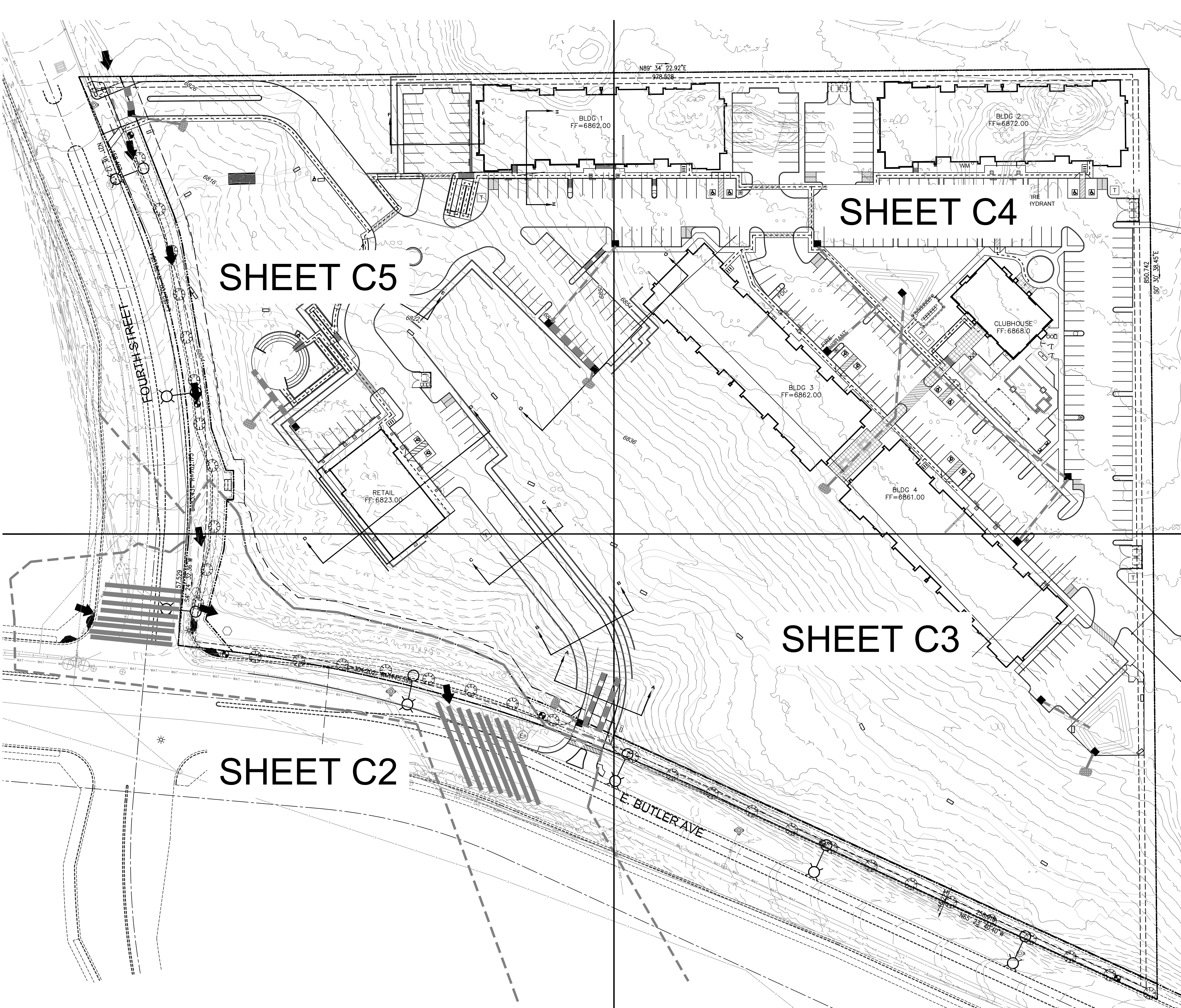
Job No.: 18-050

Sheet Title:

TITLE SHEET

Sheet No.:

TS .01



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consultant: **NOT FOR CONSTRUCTION**

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SITE DATA:

PROJECT AREA: 595,029 S.F. 13.66 ACRES
A.P.N. 106-08-005J

PARKING DATA:

SEE AS.1 FOR PARKING INFORMATION

LEGEND

- CURB
- PROPERTY LINE
- EXIST CONTOUR
- PROP CONTOUR
- EX. SEWER
- EX. WATERLINE
- PROP. SEWER
- PROP. WATERLINE

- 17-24.9% SLOPE
- 25-34.99% AND GREATER SLOPE
- 35% AND GREATER SLOPE
- DISTURBED AREA AND SLOPE

1" = 40'-0"
GRAPHIC SCALE

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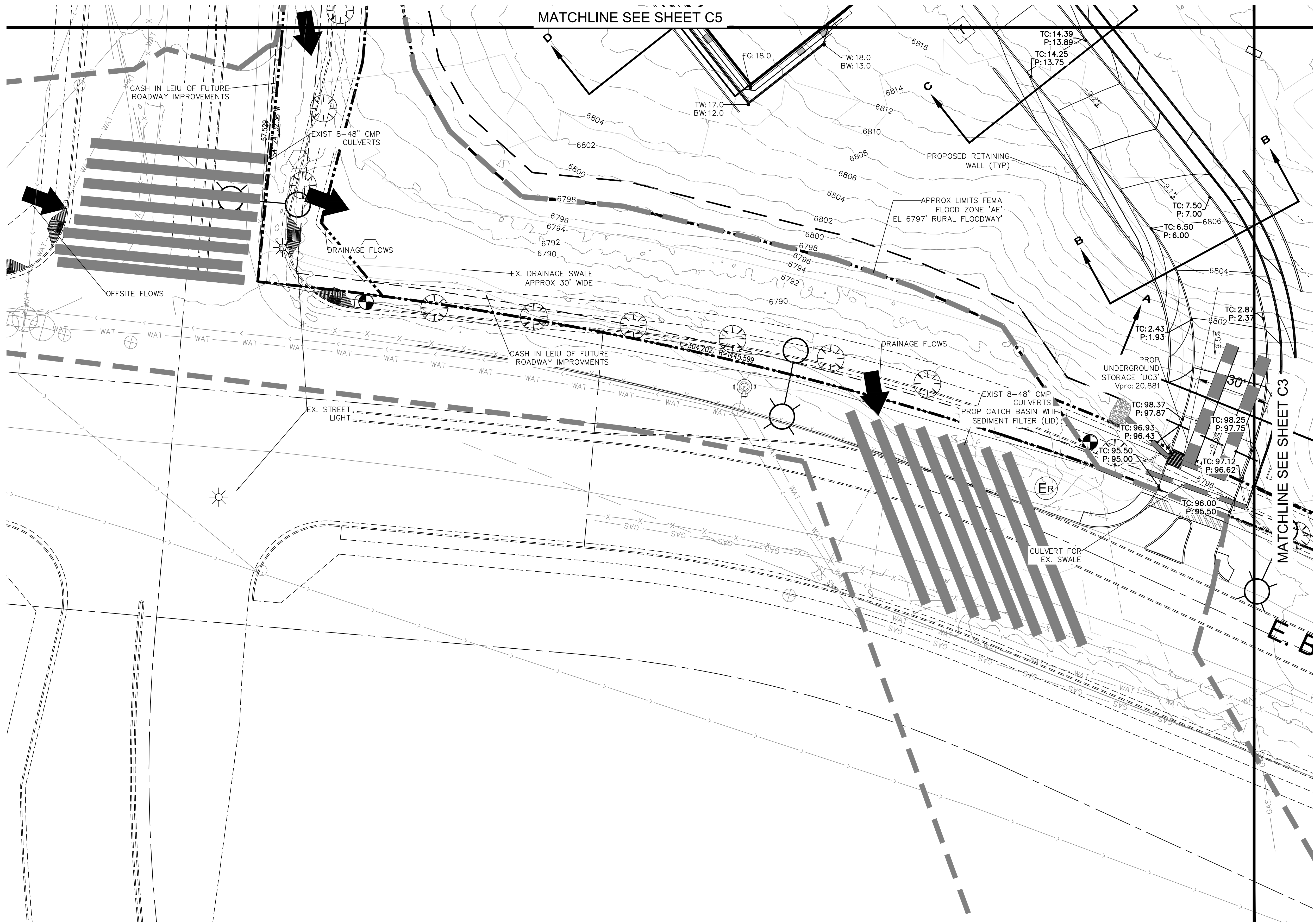
**THE ELKWOOD FLAGSTAFF
APARTMENT RESIDENCES**
1002 NORTH 4TH STREET
FLAGSTAFF, AZ 86004

project:

date:	9/19/19
issued for:	SITE PLAN SUBMITTAL
revision no.:	date:
job no.:	18-050

sheet title: **GRADING AND DRAINAGE PLAN**

sheet no.: **C1**



ROCV CALCULATIONS

DISTURBED AREA: 280,996 SF
 1" OVER AREA: 23,416 CF

EXTENDED RETENTION BASIN	VOLUME
A	6,968 CF
B	7,974 CF
C	4,866 CF
UG1	1,649 CF
UG2	4,134 CF
UG3	1,649 CF
TOTAL	27,240 CF

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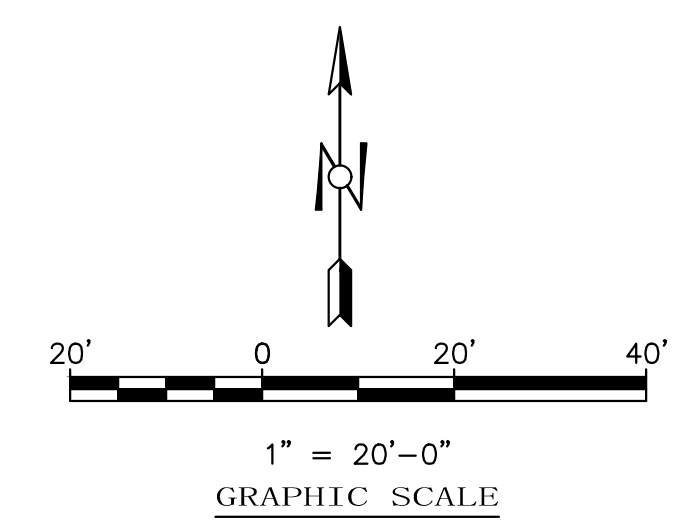
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LEGEND

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- EXIST CONTOUR
- PROP CONTOUR
- EX. SEWER
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project: **THE ELKWOOD FLAGSTAFF**
APARTMENT RESIDENCES
 1002 NORTH 4TH STREET
 FLAGSTAFF, AZ 86004

date: 9/19/19

issued for: **SITE PLAN SUBMITTAL**

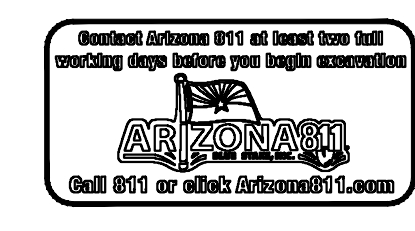
revision no.: date:

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job no.: 18-050

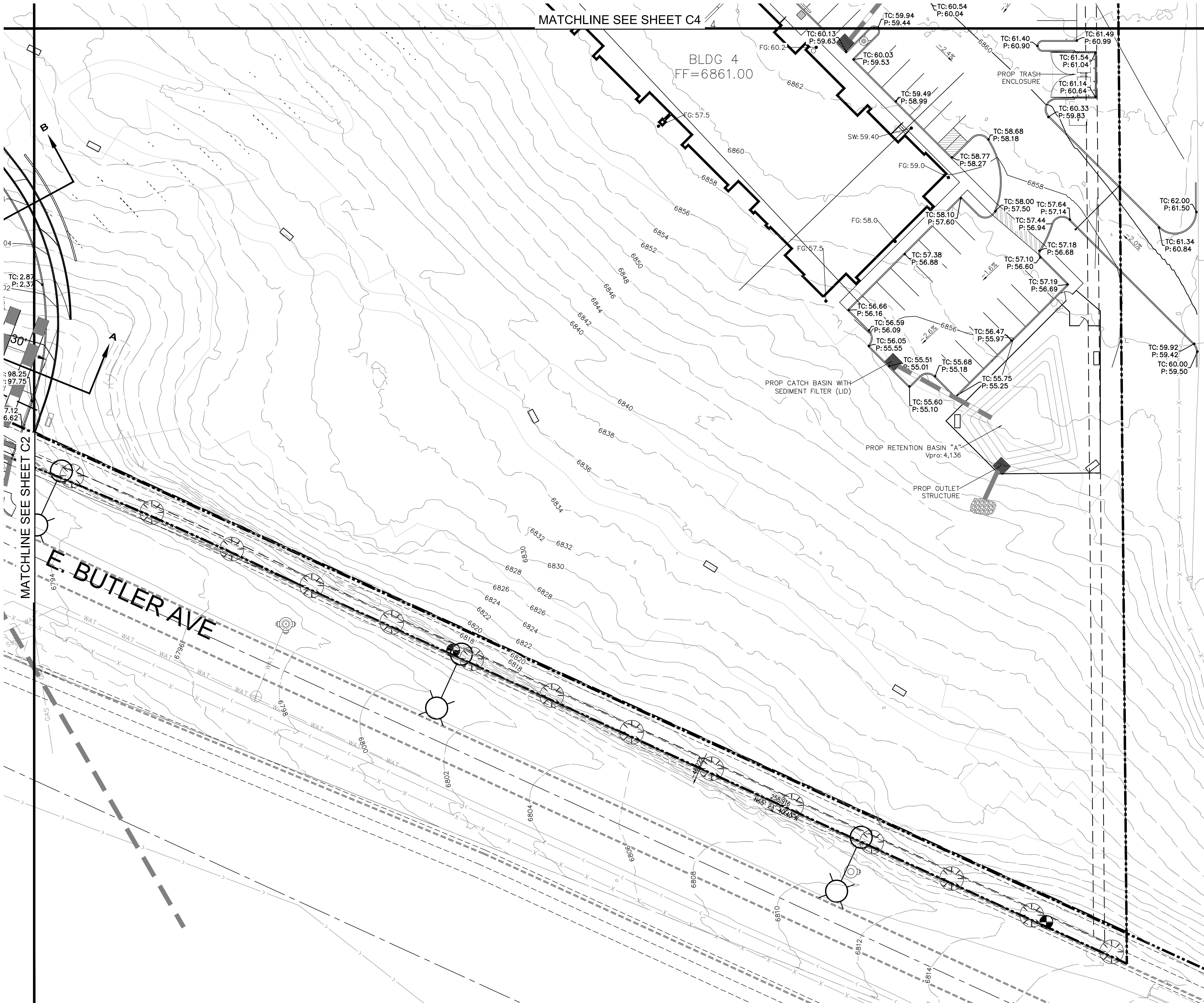
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sheet title: **GRADING AND DRAINAGE PLAN**

sheet no.: **C2**

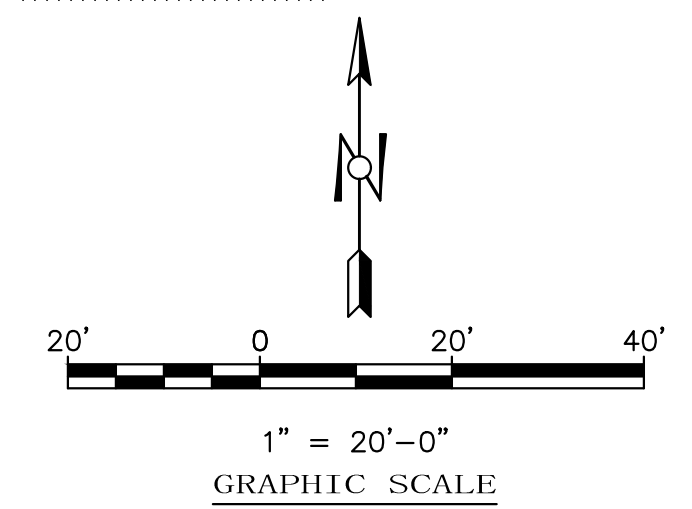


MATCHLINE SEE SHEET C4

MATCHLINE SEE SHEET C2

F. BUTLER AVE

- LEGEND**
- CURB
 - PROPERTY LINE
 - EXIST CONTOUR
 - PROP CONTOUR
 - EX. SEWER
 - EX. WATERLINE
 - PROP. SEWER
 - PROP. WATERLINE
-
- 17-24.9% SLOPE
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 - 35% AND GREATER SLOPE
 - DISTURBED AREA AND SLOPE



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consultant:
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project:
THE ELKWOOD FLAGSTAFF
APARTMENT RESIDENCES
1002 NORTH 4TH STREET
FLAGSTAFF, AZ 86004

date: 9/19/19

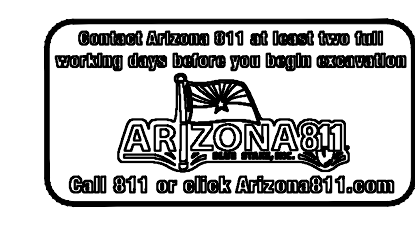
issued for: **SITE PLAN SUBMITTAL**

revision no.: date:

job no.: 18-050

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sheet title: **GRADING AND DRAINAGE PLAN**

sheet no.: **C3**

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consultant: **NOT FOR CONSTRUCTION**

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APARTMENT RESIDENCES
1002 NORTH 4TH STREET
FLAGSTAFF, AZ 86004

project:

date: 9/19/19

issued for: **SITE PLAN SUBMITTAL**

revision no.: date:

job no.: 18-050

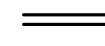
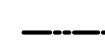






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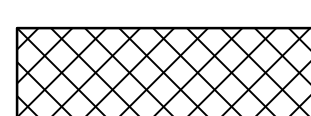

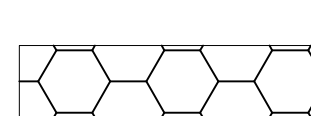
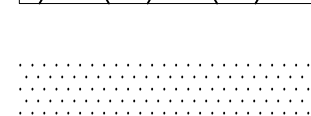
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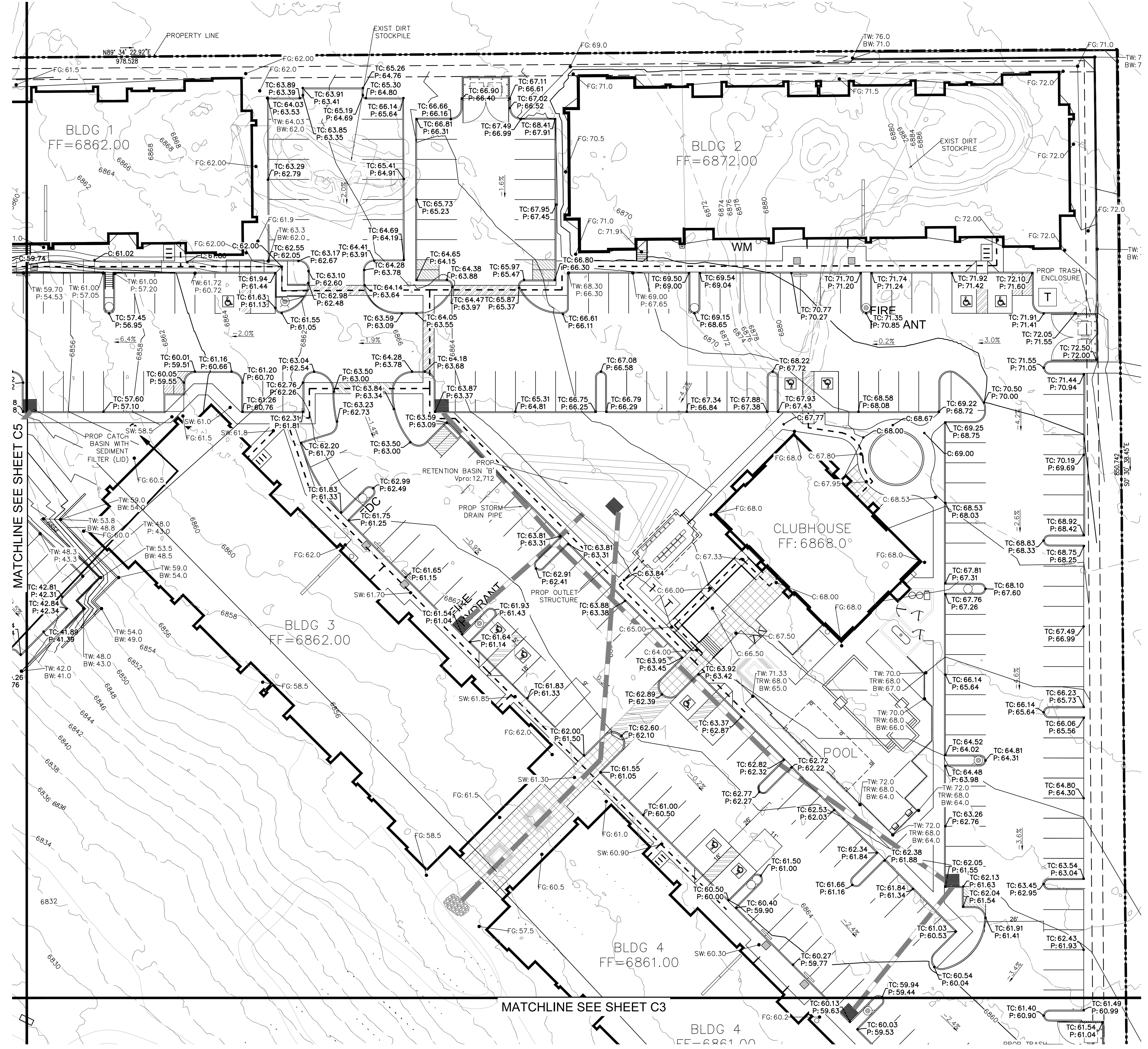
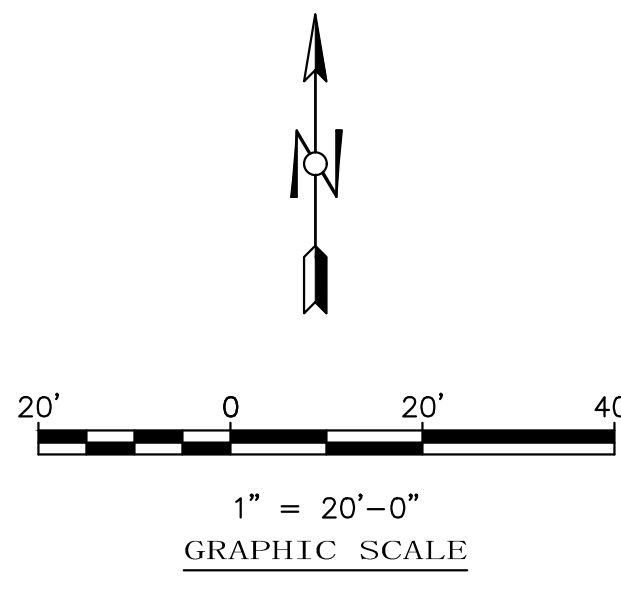
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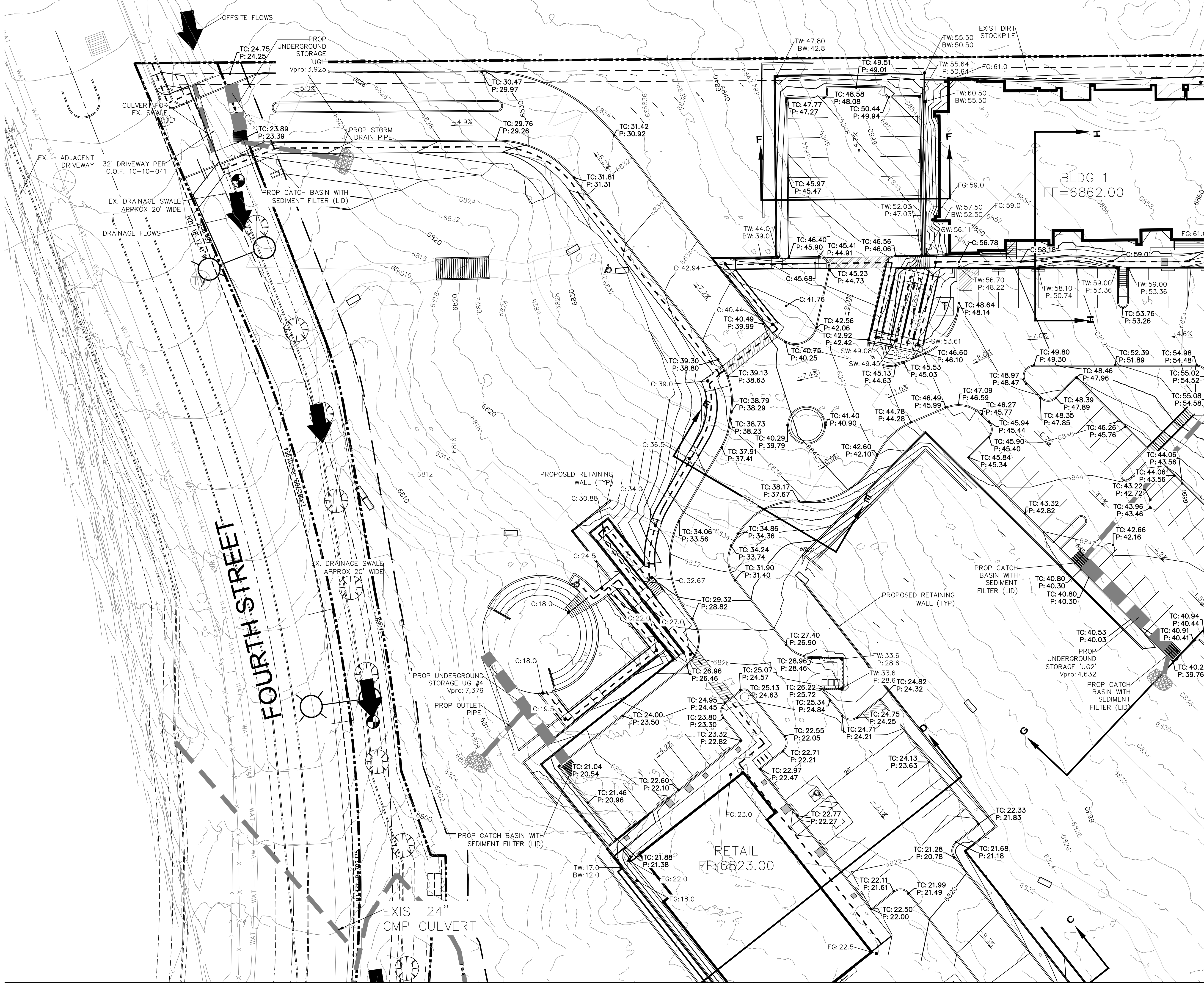
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- LEGEND**
-  CURB
 -  PROPERTY LINE
 -  EXIST CONTOUR
 -  PROP CONTOUR
 -  EX. SEWER
 -  EX. WATERLINE
 -  PROP. SEWER
 -  PROP. WATERLINE

-  17-24.9% SLOPE
-  25-34.99% AND GREATER SLOPE
-  35% AND GREATER SLOPE
-  DISTURBED AREA AND SLOPE





FOURTH STREET

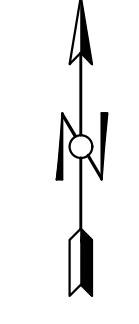
MATCHLINE SEE SHEET C2

MATCHLINE SEE SHEET C4

LEGEND

- CURB
- PROPERTY LINE
- EXIST CONTOUR
- PROP CONTOUR
- EX. SEWER
- EX. WATERLINE
- PROP. SEWER
- PROP. WATERLINE

- 17-24.9% SLOPE
- 25 -34.99% AND GREATER SLOPE
- 35% AND GREATER SLOPE
- DISTURBED AREA AND SLOPE



1" = 20'-0"
GRAPHIC SCALE



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1002 NORTH 4TH STREET
FLAGSTAFF, AZ 86004

project:

date: 9/19/19

issued for: SITE PLAN SUBMITTAL

revision no.: date:

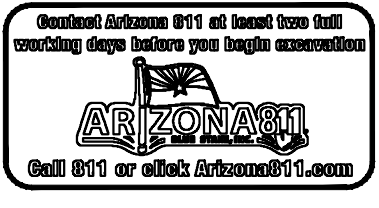
job no.: 18-050

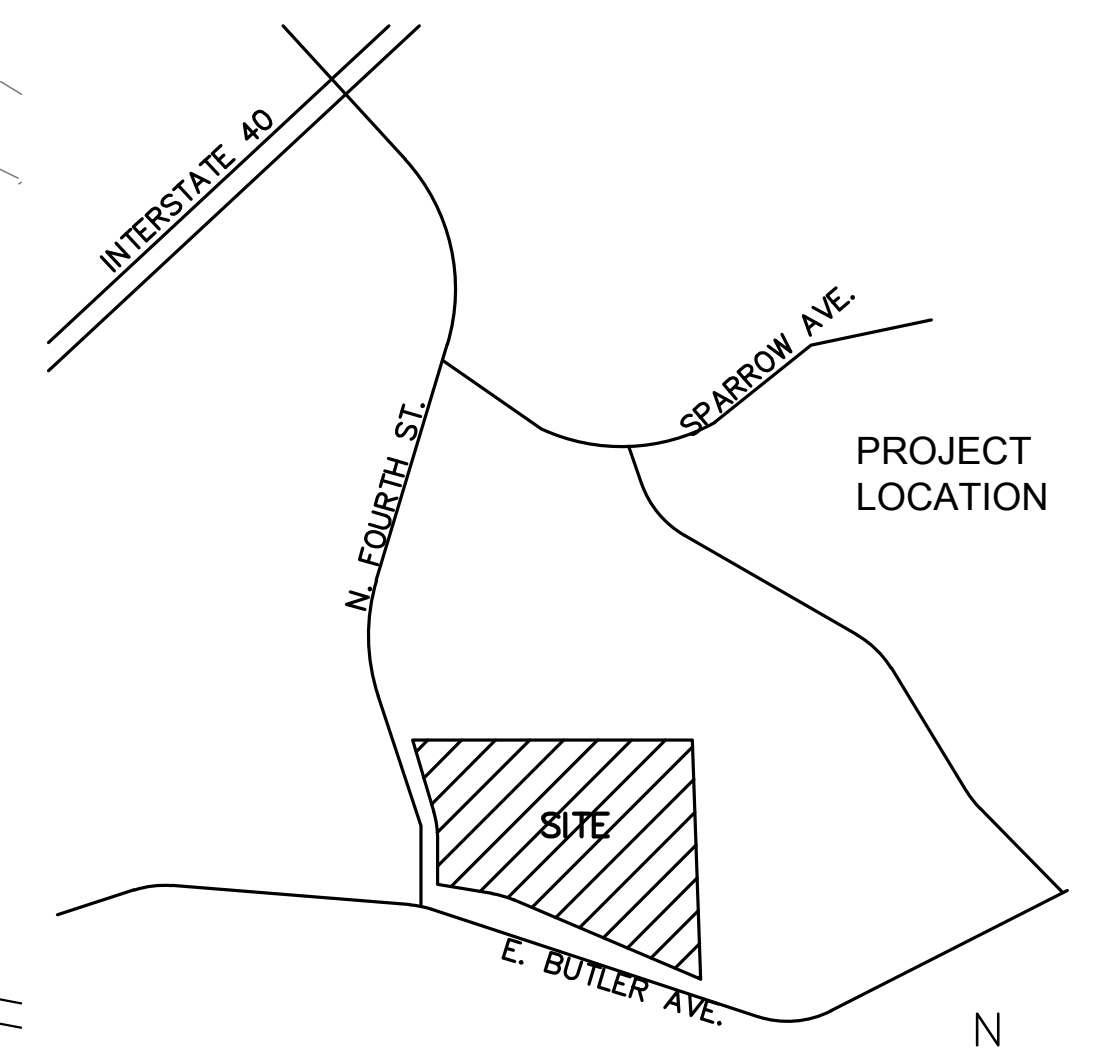
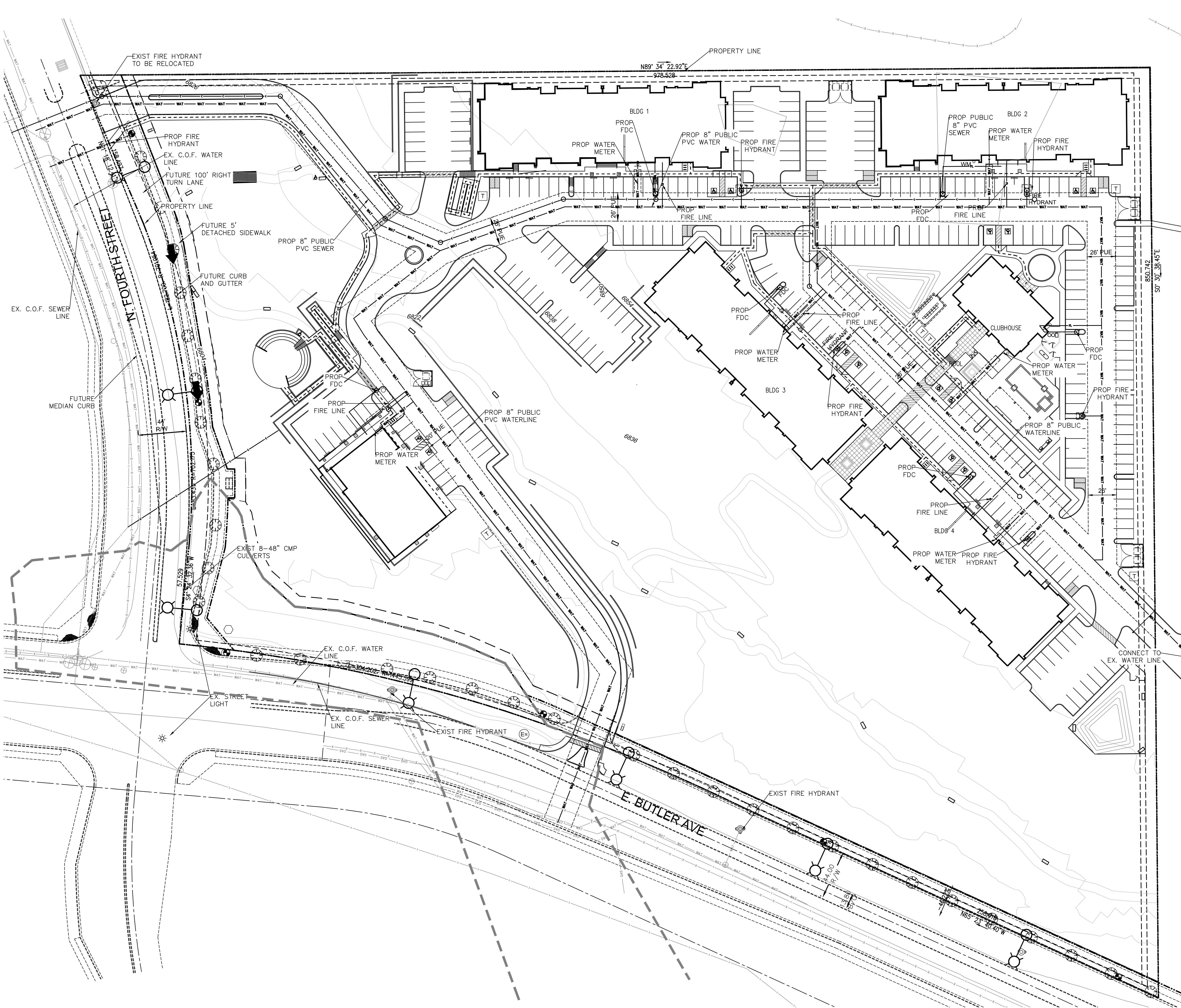
sheet title: GRADING AND DRAINAGE PLAN

sheet no.: **C5**

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VICINITY MAP
N.T.S.

PROJECT CONTACTS

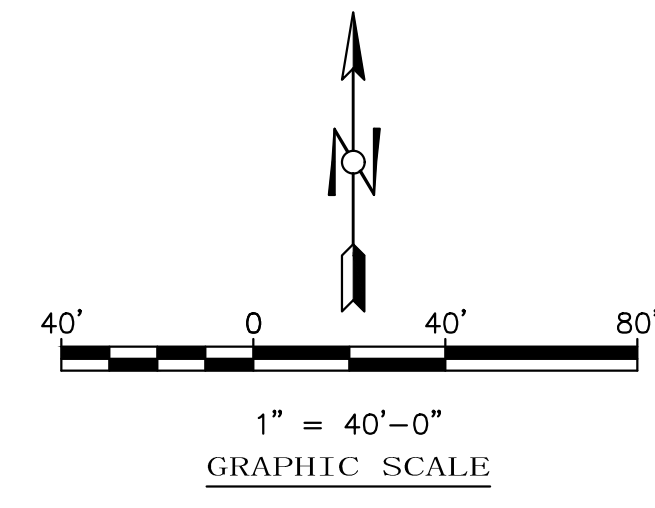
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LEGEND

- CURB
- PROPERTY LINE
- - - EXIST CONTOUR
- - - PROP CONTOUR
- - - EX. SEWER
- - - EX. WATERLINE
- - - PROP. SEWER
- - - PROP. WATERLINE



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consultant:
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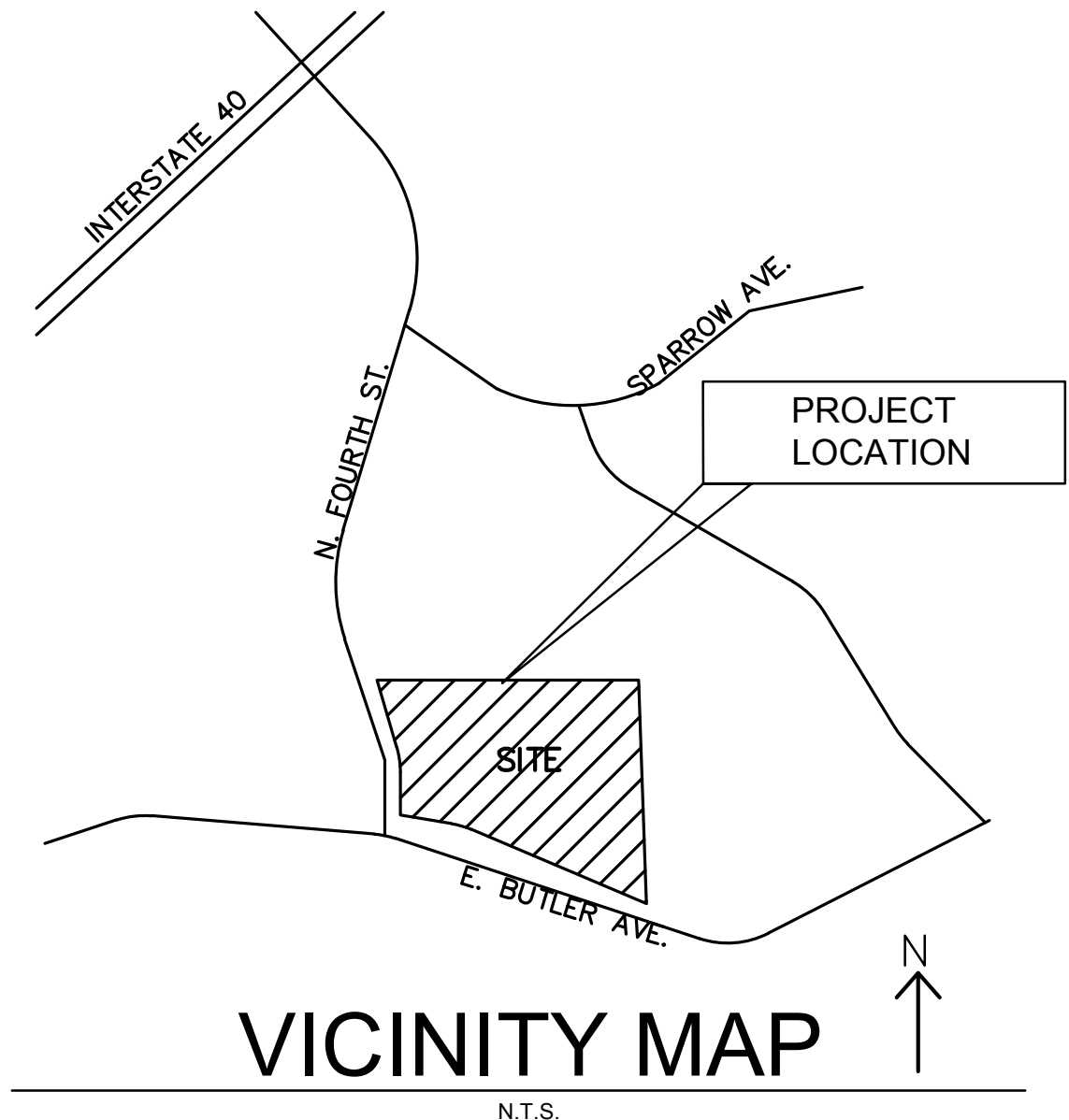
project:

date:	9/19/19
issued for:	SITE PLAN SUBMITTAL
revision no.:	date:
job no.:	18-050

sheet title:
UTILITY PLAN

sheet no.:

C6



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TEL: 480.212.4200
CONTACT: MICHAEL HREHA, P.E.

SITE DATA:

PROJECT AREA: 595,029 S.F. 13.66 ACRES
A.P.N.: 106-08-005J

LEGEND

- EX. PINE TREE (D=13"-17")
- EX. PINE TREE (D=9"-12")
- EX. PINE TREE (D=6"-8")
- EX. PINE TREE (D=18"-24")
-  EX. PINE TREE (D=25+)
- TREE TO BE REMOVED
- 17-24.9% SLOPE
- 25-34.99% AND GREATER SLOPE
- 35% AND GREATER SLOPE
- DISTURBED AREA AND SLOPE

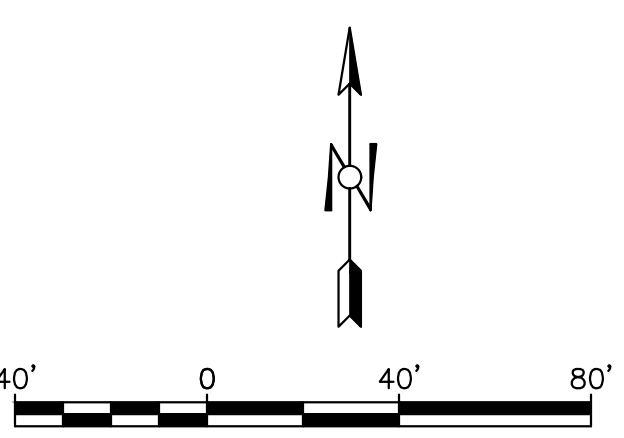
SLOPE	TOTAL AREA	DISTURBED AREA	PERCENTAGE	RESOURCE POINTS
17-24.99%	134,008 SF	40,200 SF	70.0%	0
25-34.99%	64,965 SF	9,320 SF	85.6%	73
35%+	13,654 SF	0	0	0

TREES BEFORE CONSTRUCTION IN LOW SLOPE

	JUNIPER	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)		6-8	9-12	13-17	18-24	25+
COUNT	0	189	192	66	22	6
POINTS	8	1	2	4	8	20
SUM	0	189	384	264	176	120
TOTAL	1,133					

TREES AFTER CONSTRUCTION (LOW SLOPE)

	JUNIPER	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)		6-8	9-12	13-17	18-24	25+
COUNT	0	63	67	26	7	2
POINTS	8	1	2	4	8	20
SUM	0	63	134	104	56	40
TOTAL	397					
PRESERVATION RATE %	35.0					



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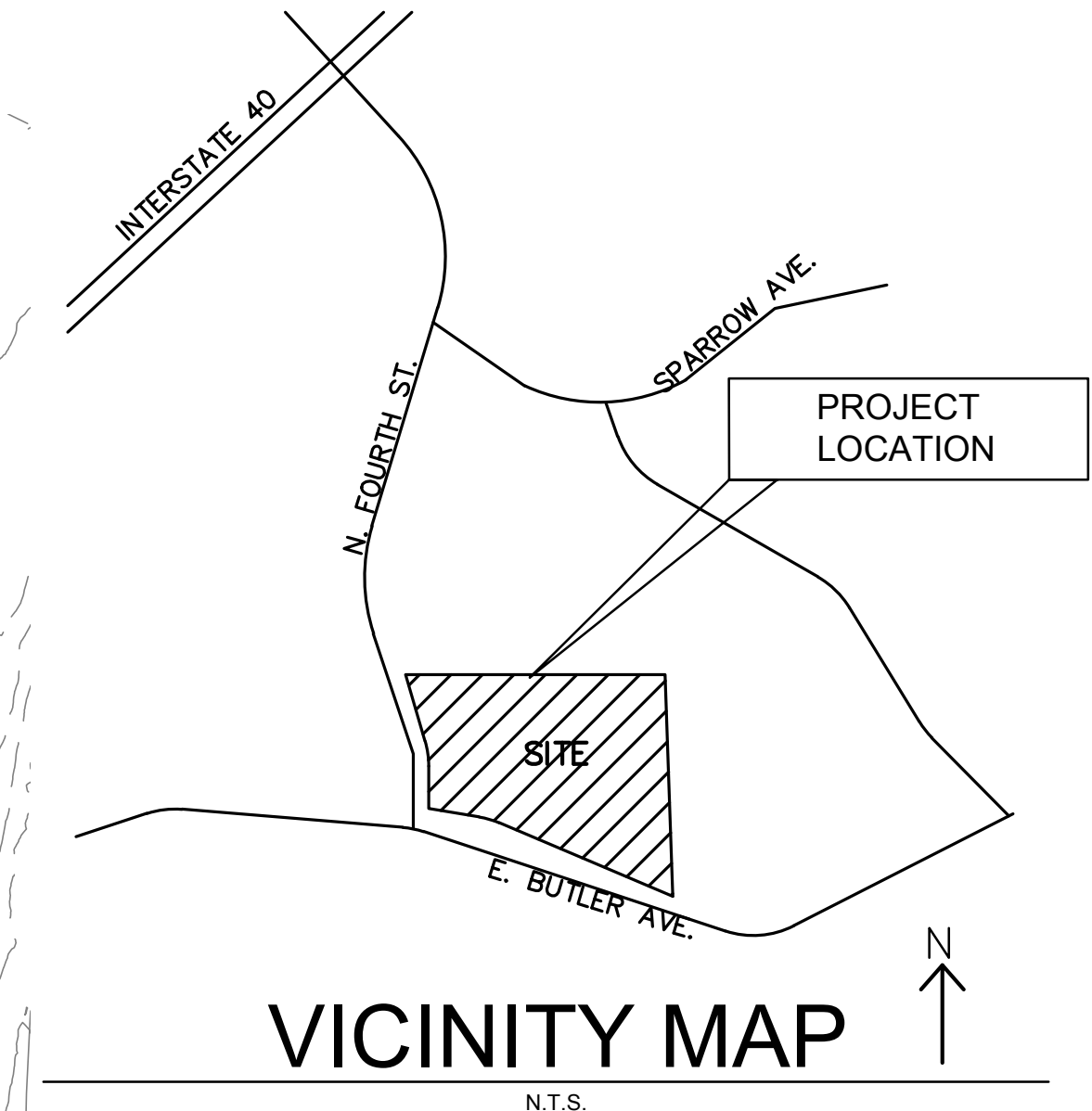
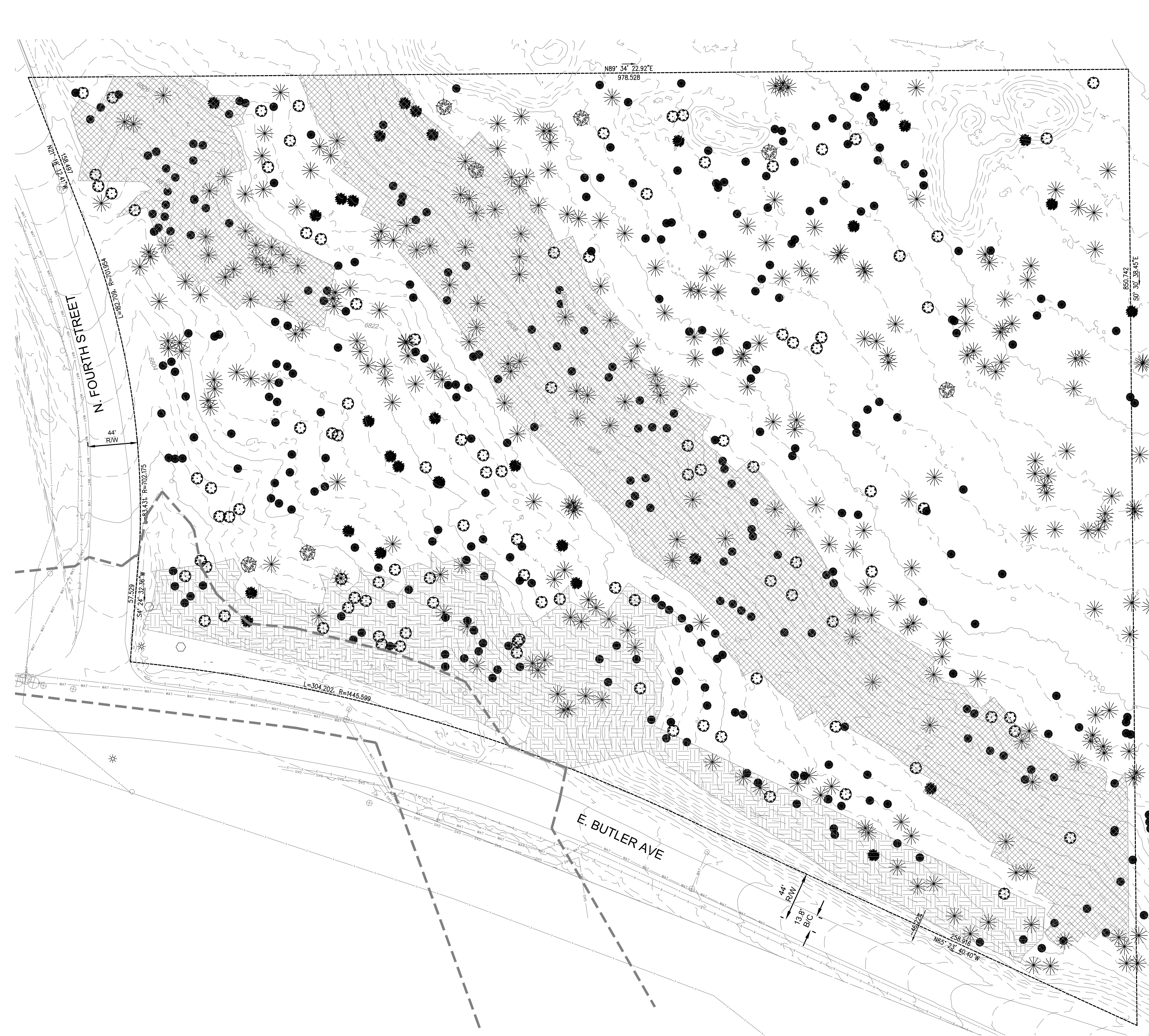
date: 9/19/19
issued for: SITE PLAN SUBMITTAL

revision no.:
date:
job no.: 18-050
sheet no.:
sheet title: NATURAL RESOURCE PROTECTION PLAN

sheet no.: **C7**

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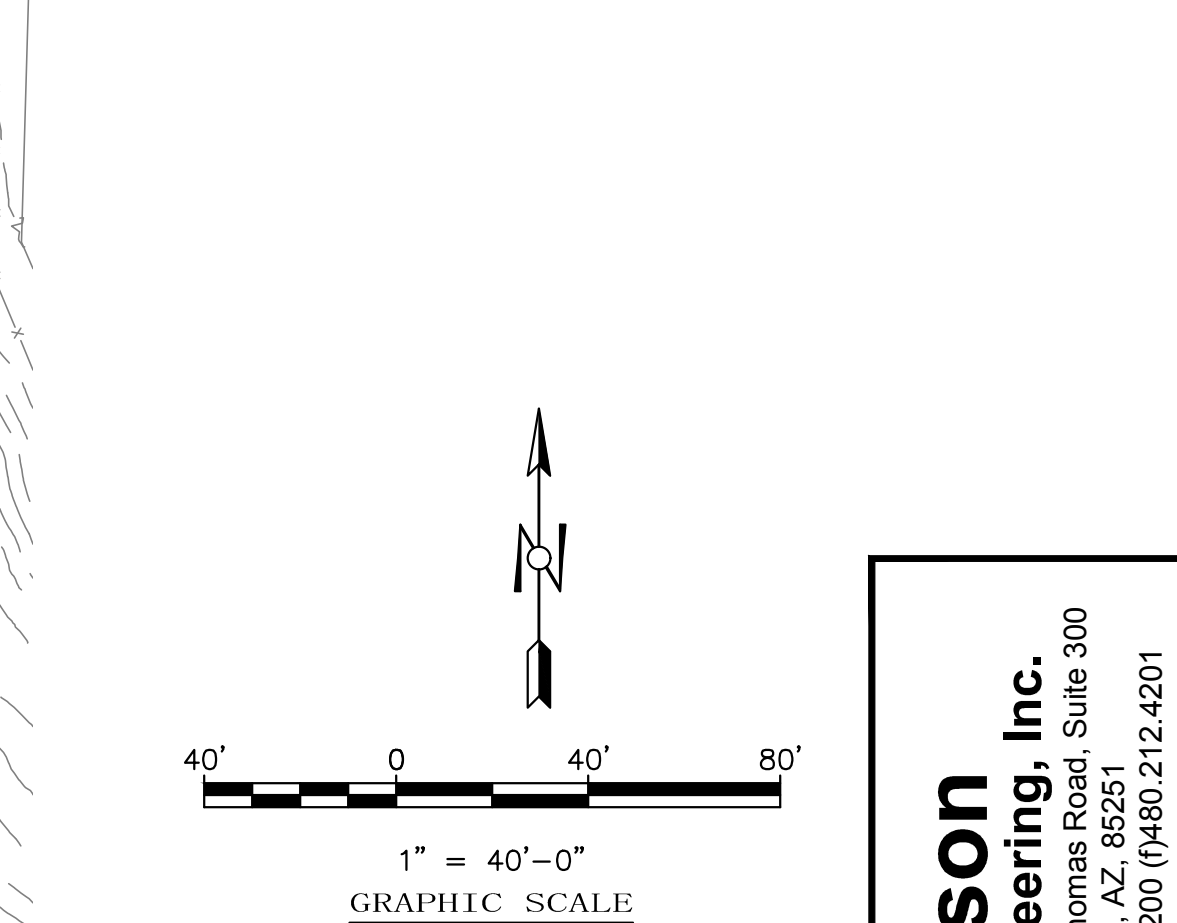
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SITE DATA:
PROJECT AREA: 595,029 S.F. 13.66 ACRES
A.P.N. 106-08-005J

- LEGEND**
- EX. PINE TREE (D=13"-17")
 - EX. PINE TREE (D=9"-12")
 - EX. PINE TREE (D=6"-8")
 - EX. PINE TREE (D=18"-24")
 - EX. PINE TREE (D=25+)
 - TREE TO BE REMOVED
 - 17-24.9% SLOPE
 - 25-34.99% AND GREATER SLOPE
 - 35% AND GREATER SLOPE



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architect: **NOT FOR CONSTRUCTION**

consultant: **NOT FOR CONSTRUCTION**

contact: **FLAGSTAFF AT 4TH, LLC**
8801 E. MOUNTAIN VIEW RD.
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THE ELKWOOD FLAGSTAFF APARTMENT RESIDENCES
1002 NORTH 4TH STREET
FLAGSTAFF, AZ 86004

project: _____ date: 9/19/19

issued for: _____ SITE PLAN SUBMITTAL

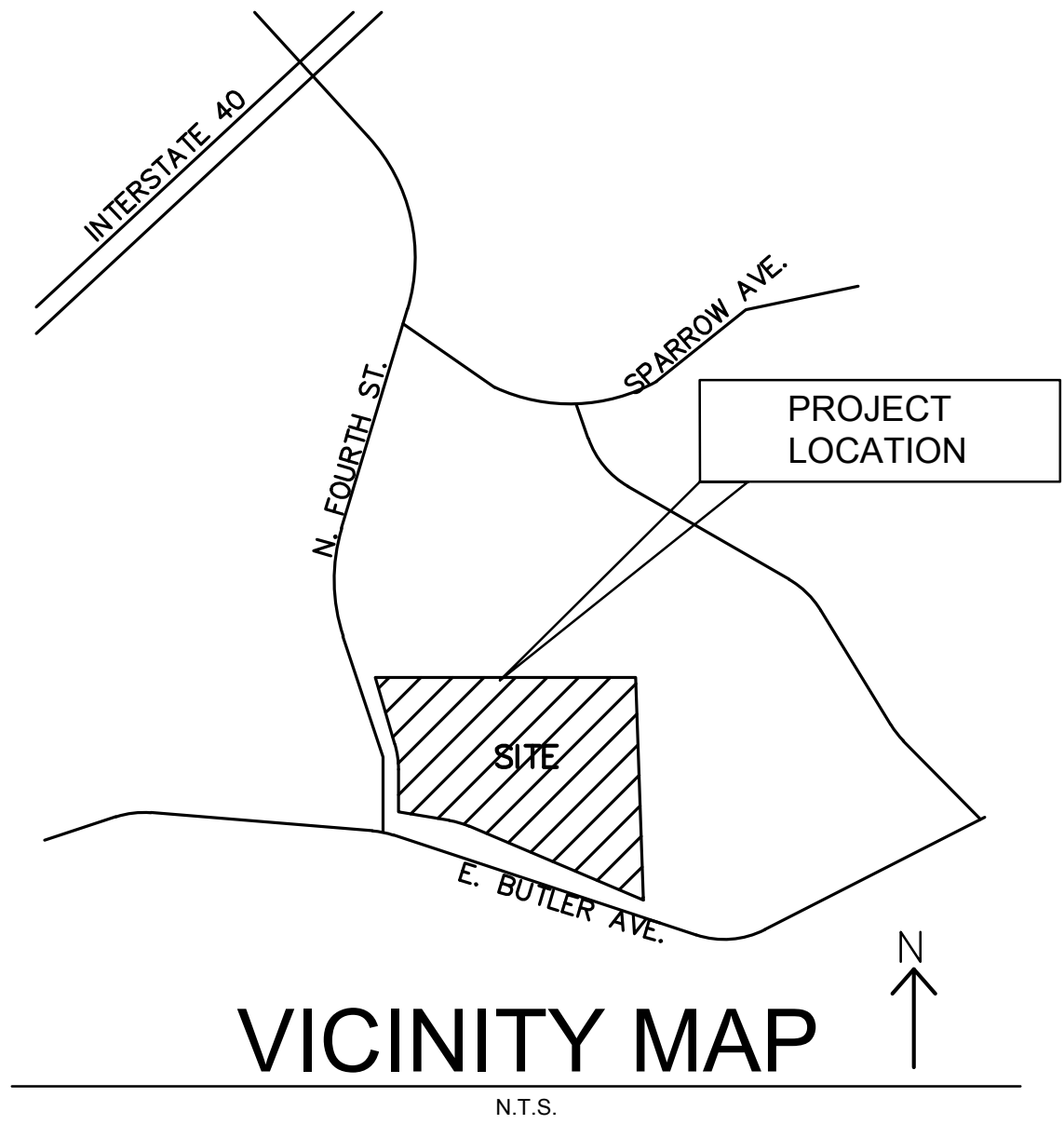
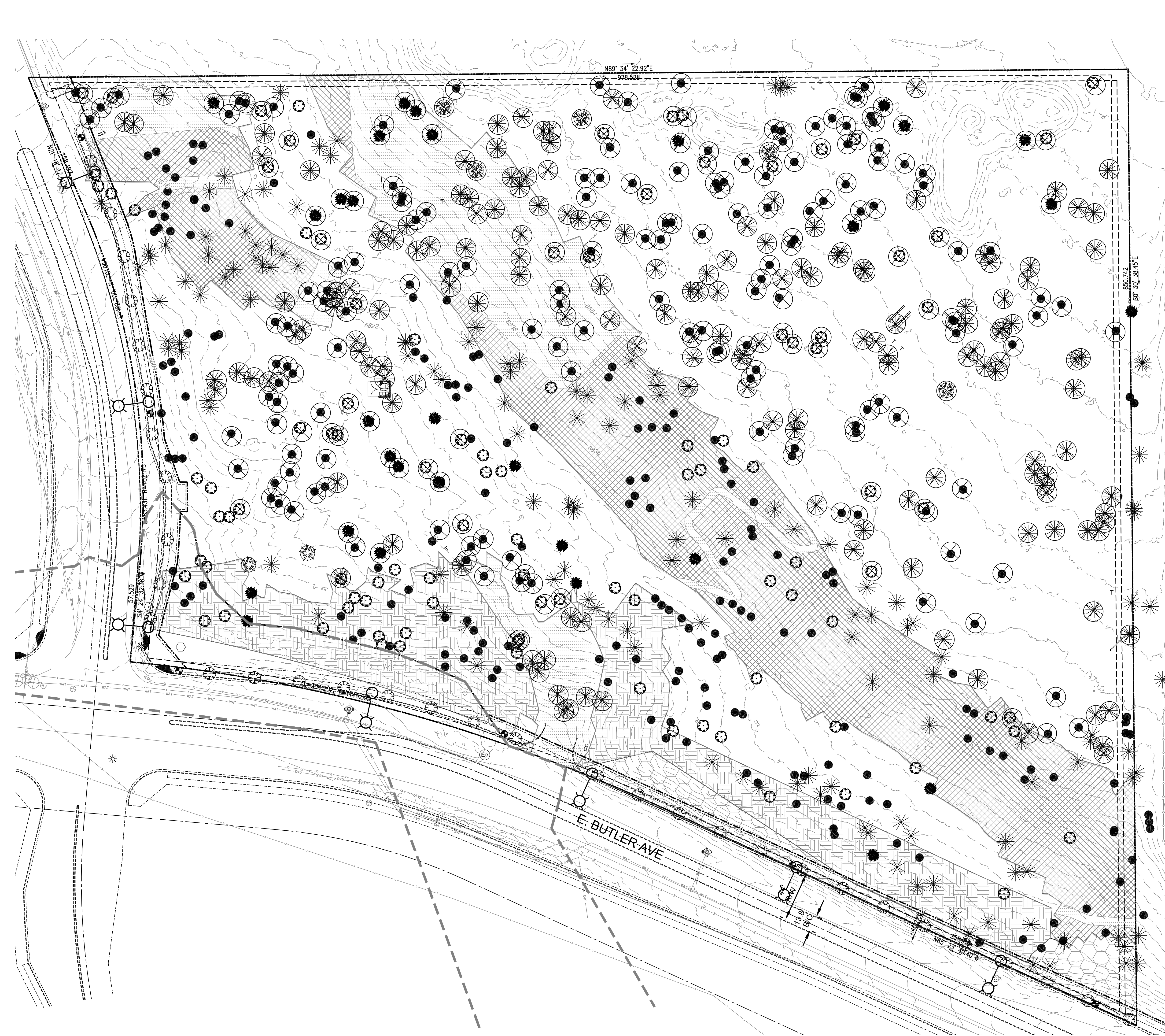
revision no.: _____ date: _____

job no.: 18-050

sheet title: **EXISTING RESOURCE PLAN**

sheet no.: **C8**

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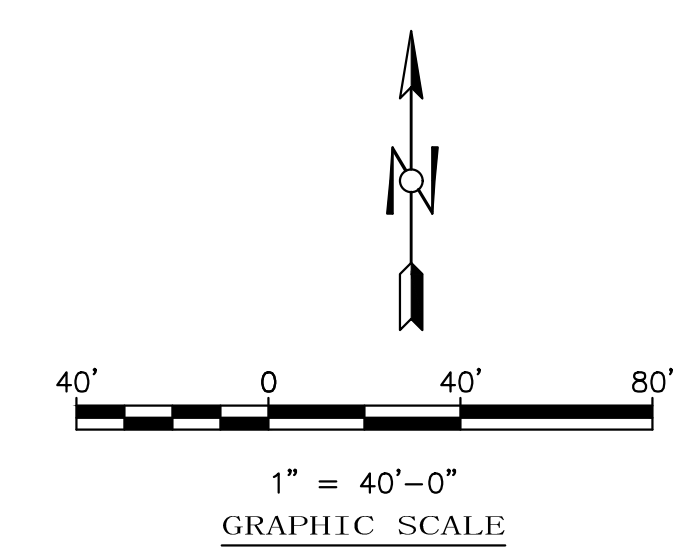
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SITE DATA:

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**THE ELKWOOD FLAGSTAFF
APARTMENT RESIDENCES**
1002 NORTH 4TH STREET
FLAGSTAFF, AZ 86004

project:

date:	9/19/19
issued for:	SITE PLAN SUBMITTAL
revision no.:	date:
job no.:	18-050

sheet title: **REMOVAL RESOURCE PLAN**

sheet no.: **C9**



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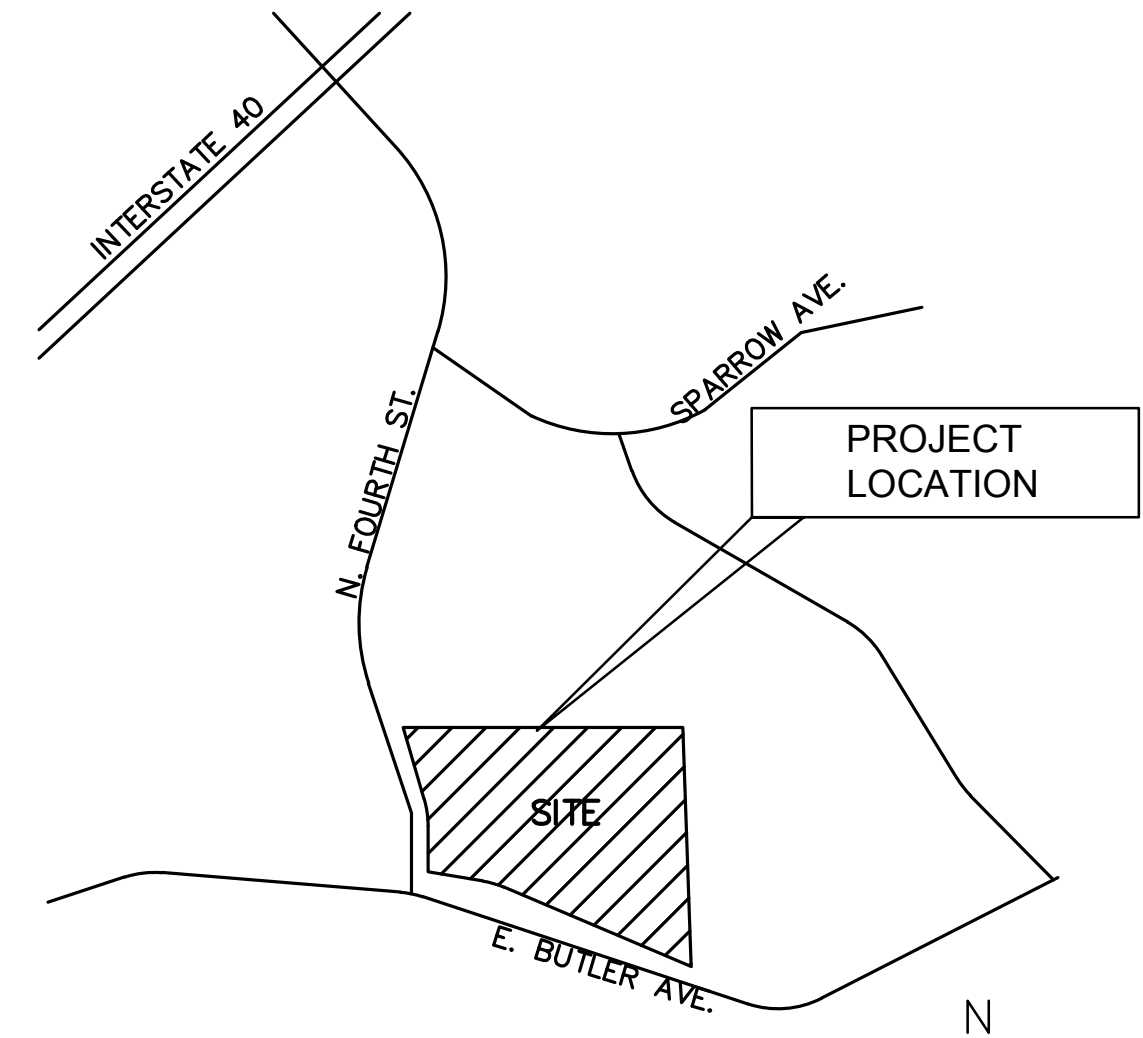
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project:
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1002 NORTH 4TH STREET
FLAGSTAFF, AZ 86004

date: 9/19/19
issued for: SITE PLAN SUBMITTAL
revision no.: date:
job no.: 18-050
sheet title: REMAINING RESOURCE PLAN
sheet no.: **C10**



VICINITY MAP

N.T.S.

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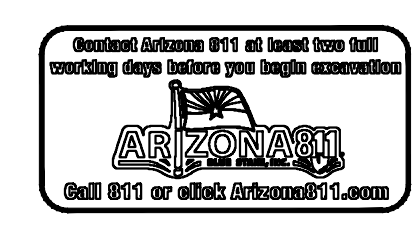
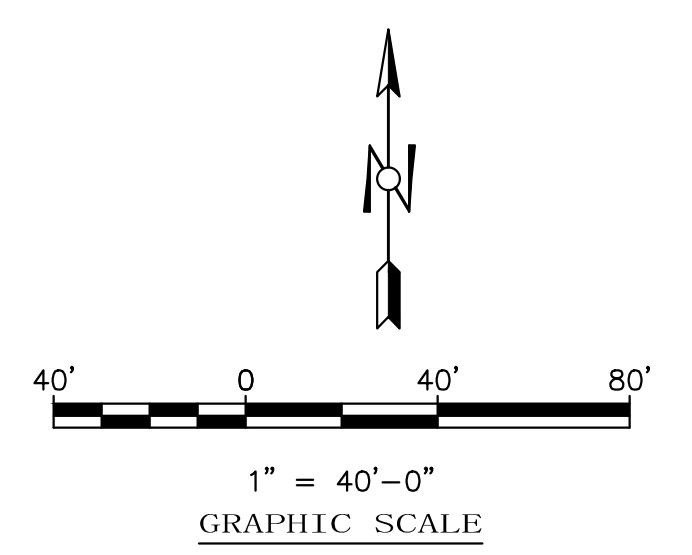
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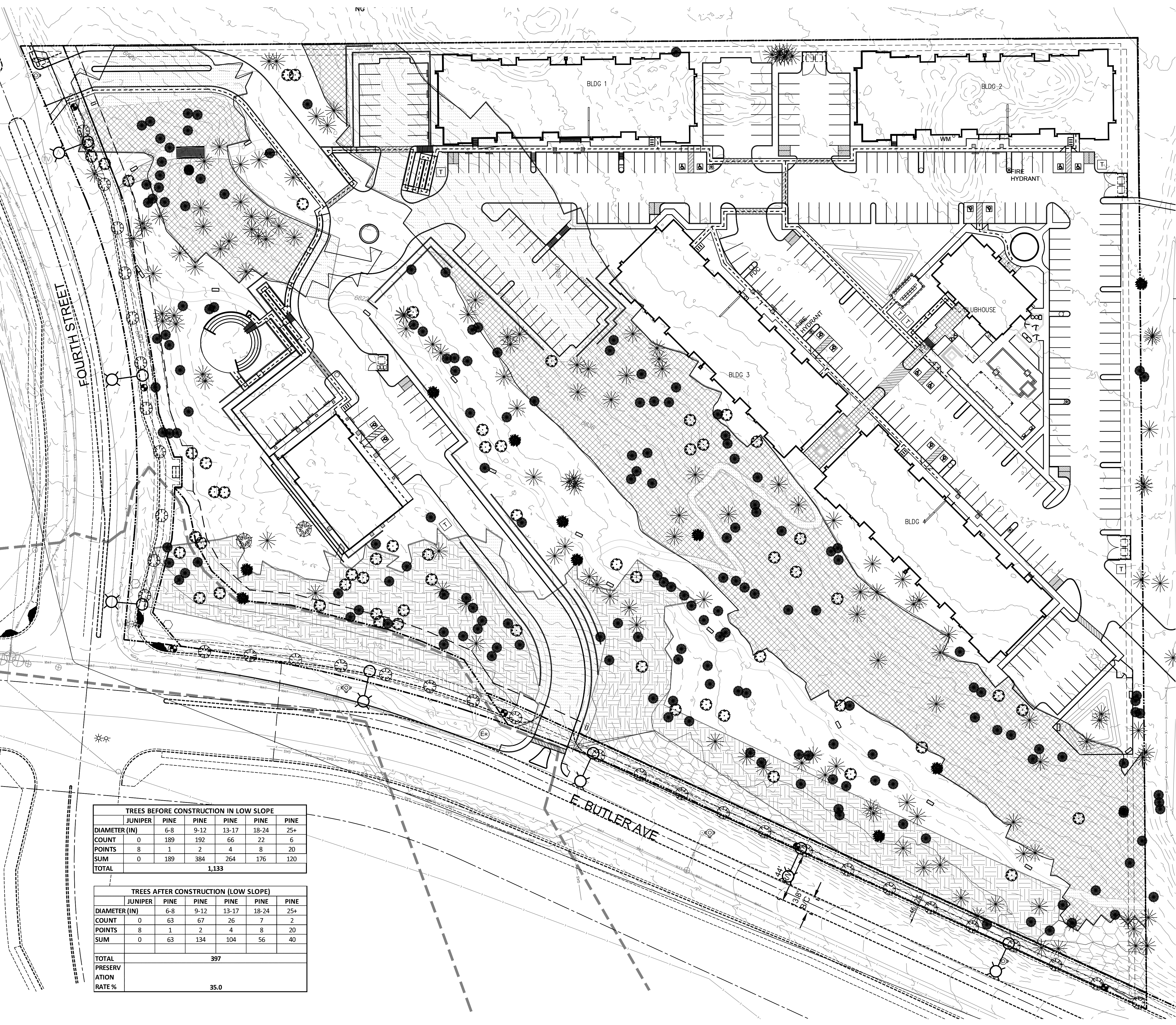
LEGEND

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- TREE TO BE REMOVED
- 17-24.9% SLOPE
- 25-34.99% AND GREATER SLOPE
- 35% AND GREATER SLOPE
- DISTURBED AREA AND SLOPE



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TREES BEFORE CONSTRUCTION IN LOW SLOPE

	JUNIPER	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	25+	
COUNT	0	189	192	66	22	6
POINTS	8	1	2	4	8	20
SUM	0	189	384	264	176	120
TOTAL			1,133			

TREES AFTER CONSTRUCTION (LOW SLOPE)

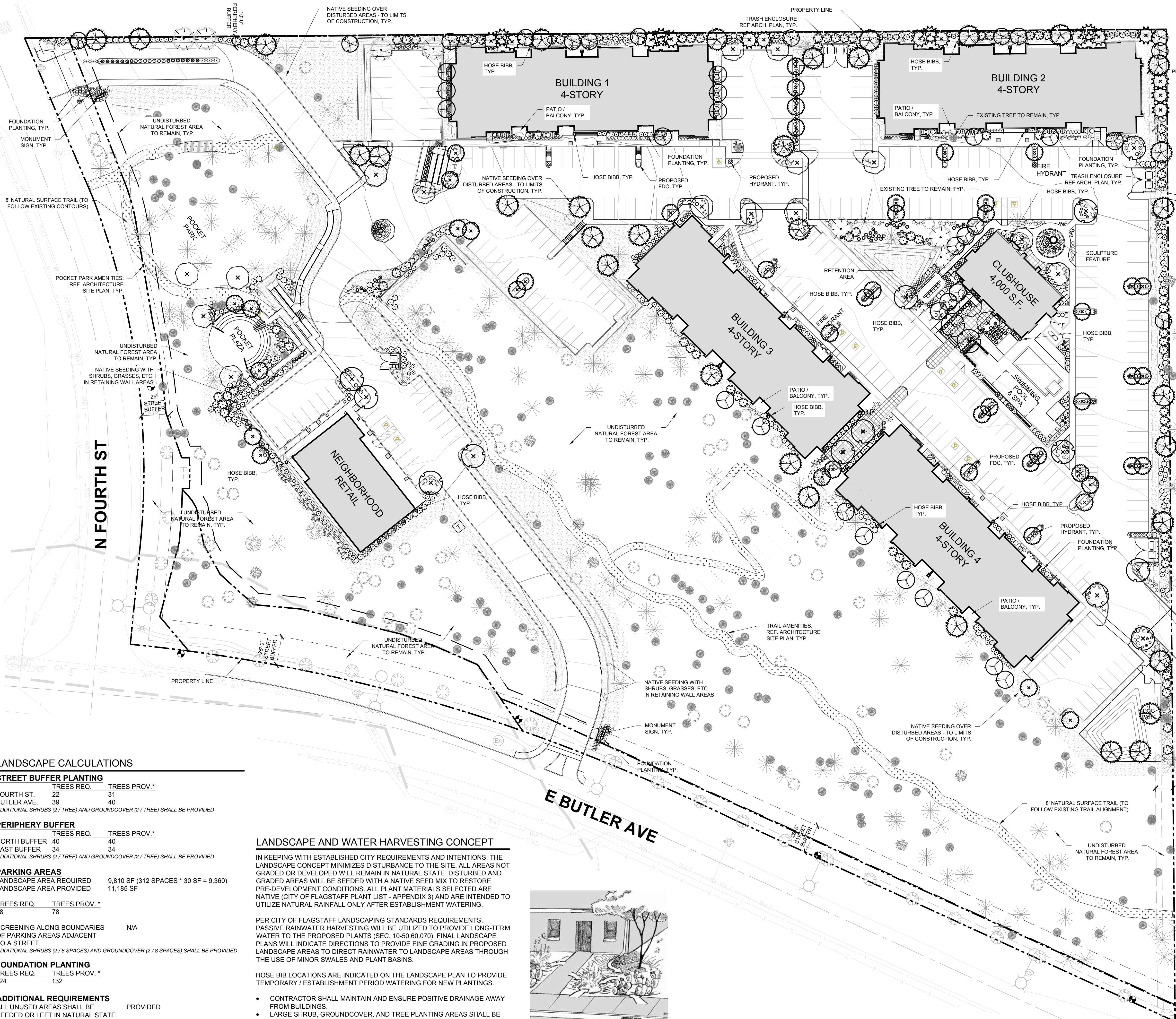
	JUNIPER	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	25+	
COUNT	0	63	67	26	7	2
POINTS	8	1	2	4	8	20
SUM	0	63	134	104	56	40
TOTAL			397			
PRESERVATION RATE %			35.0			

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
(+)	ACER GLABRUM ROCKY MOUNTAIN MAPLE
(+)	ACER X FREEMANII FREEMAN MAPLE
(+)	FRAXINUS VELUTINA 'BONITA' BONITA ASH
(+)	JUNIPERUS DEPPEANA ALLIGATOR JUNIPER
(+)	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER
(+)	PRUNUS VIRGINIANA CHOKECHERRY
(+)	PINUS PONDEROSA PONDEROSA PINE
(+)	ROBINIA NEOMEXICANA NEW MEXICO LOCUST
SHRUBS	BOTANICAL / COMMON NAME
(+)	ARTEMISIA FRIGIDA FRINGED SAGE
(+)	ARCTOSTAPHYLOS PATULA GREEN-LEAF MANZANITA
(+)	BOUTELOUA GRACILIS BLUE GRAMA
(+)	CERCOCARPUS MONTANUS ALDERLEAF MOUNTAIN MAHOGANY
(+)	HOLODISCUS DUMOSUS ROCK SPIREA
(+)	MUHLENBERGIA RIGENS DEER GRASS
(+)	POTENTILLA FRUTICOSA BUSH CINQUEFOIL
(+)	RIBES AUREUM GOLDEN CURRANT
(+)	YUCCA BACCATA BANANA YUCCA
GROUNDCOVER	BOTANICAL / COMMON NAME
(+)	ARCTOSTAPHYLOS UVA-URSI KINNICKINICK
(+)	BERBERIS REPENS CREEPING BARBERRY
(+)	ERIOGONUM UMBELLATUM SULFURFLOWER BUCKWHEAT
(+)	PENSTEMON X PENSTEMON (AS AVAILABLE)
SOD/SEED	BOTANICAL / COMMON NAME
(+)	NATIVE SEED NATIVE SEED (GRASS, WILDFLOWERS, FORBES)
(+)	EXISTING TREES TO REMAIN PONDEROSA PINE SIZE VARIES, MIN. 6" CALIPER SHOWN TREE PROTECTION TO BE PROVIDED

NOTE: ALL PLANTS SELECTED FROM CITY OF FLAGSTAFF PLANT LIST (APPENDIX 3) AND CLASSIFIED AS NATIVE AND LOW-WATER USE.

Scale 1" = 40'



LANDSCAPE CALCULATIONS

STREET BUFFER PLANTING	
TREES REQ.	TREES PROV.*
FOURTH ST.	22 31
BUTLER AVE.	39 40
ADDITIONAL SHRUBS (2 / TREE) AND GROUNDCOVER (2 / TREE) SHALL BE PROVIDED	
PERIPHERY BUFFER	
TREES REQ.	TREES PROV.*
NORTH BUFFER	40 40
EAST BUFFER	34 34
ADDITIONAL SHRUBS (2 / TREE) AND GROUNDCOVER (2 / TREE) SHALL BE PROVIDED	
PARKING AREAS	
LANDSCAPE AREA REQUIRED	9,810 SF (312 SPACES * 30 SF = 9,360)
LANDSCAPE AREA PROVIDED	11,185 SF
TREES REQ.	TREES PROV.*
78	78
SCREENING ALONG BOUNDARIES OF PARKING AREAS ADJACENT TO A STREET	N/A
ADDITIONAL SHRUBS (2 / 8 SPACES) AND GROUNDCOVER (2 / 8 SPACES) SHALL BE PROVIDED	
FOUNDATION PLANTING	
TREES REQ.	TREES PROV.*
124	132
ADDITIONAL REQUIREMENTS	
ALL UNUSED AREAS SHALL BE SEEDED OR LEFT IN NATURAL STATE	PROVIDED
*SEE TABLE, SHEET LP.2, FOR TREE CALCULATIONS	

LANDSCAPE AND WATER HARVESTING CONCEPT

IN KEEPING WITH ESTABLISHED CITY REQUIREMENTS AND INTENTIONS, THE LANDSCAPE CONCEPT MINIMIZES DISTURBANCE TO THE SITE. ALL AREAS NOT GRADED OR DEVELOPED WILL REMAIN IN NATURAL STATE. DISTURBED AND GRADED AREAS WILL BE SEEDED WITH A NATIVE SEED MIX TO RESTORE PRE-DEVELOPMENT CONDITIONS. ALL PLANT MATERIALS SELECTED ARE NATIVE (CITY OF FLAGSTAFF PLANT LIST - APPENDIX 3) AND ARE INTENDED TO UTILIZE NATURAL RAINFALL ONLY AFTER ESTABLISHMENT WATERING.

PER CITY OF FLAGSTAFF LANDSCAPING STANDARDS REQUIREMENTS, PASSIVE RAINWATER HARVESTING WILL BE UTILIZED TO PROVIDE LONG-TERM WATER TO THE PROPOSED PLANTS (SEC. 10-50.00.070). FINAL LANDSCAPE PLANS WILL INDICATE DIRECTIONS TO PROVIDE FINE GRADING IN PROPOSED LANDSCAPE AREAS TO DIRECT RAINWATER TO LANDSCAPE AREAS THROUGH THE USE OF MINOR SWALES AND PLANT BASINS.

HOSE BIB LOCATIONS ARE INDICATED ON THE LANDSCAPE PLAN TO PROVIDE TEMPORARY / ESTABLISHMENT PERIOD WATERING FOR NEW PLANTINGS.

- CONTRACTOR SHALL MAINTAIN AND ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- LARGE SHRUB, GROUNDCOVER, AND TREE PLANTING AREAS SHALL BE DEPRESSED 6"-10" TO COLLECT RAINWATER.
- NEW TREES SHALL BE PLANTED WITH A RAINWATER HARVESTING 'WELL'.
- GRADING THAT DISTURBS OR HARMS THE CRITICAL ROOT ZONE OF EXISTING TREES IS PROHIBITED.



EXAMPLE OF HARVESTING RAINWATER BY DIRECTING RUNOFF TO LANDSCAPED AREAS. (GRAPHIC COURTESY OF BRAD LANCASTER AND WWW.RAINWATERHARVESTING.COM)

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	SIZE
	AG	47	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	CONT.	1.5" CAL MIN	
	AX	18	ACER X FREEMANII	FREEMAN MAPLE	CONT.	1.5" CAL MIN	
	FV	15	FRAXINUS VELUTINA 'BONITA'	BONITA ASH	CONT.	2" CAL.	
	JA	7	JUNIPERUS DEPPEANA	ALLIGATOR JUNIPER	CONT.		6' HT MIN
	JS	18	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	CONT.		6' HT MIN
	PC	24	PRUNUS VIRGINIANA	CHOKECHERRY	CONT.	1.5" CAL MIN	
	PP	33	PINUS PONDEROSA	PONDEROSA PINE	CONT.		6' HT MIN
	RN	13	ROBINIA NEOMEXICANA	NEW MEXICO LOCUST	15 GAL		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE
	AF	121	ARTEMISIA FRIGIDA	FRINGED SAGE	5 GAL		
	AP	137	ARCTOSTAPHYLOS PATULA	GREEN-LEAF MANZANITA	5 GAL		
	BG	145	BOUTELOUA GRACILIS	BLUE GRAMA	5 GAL		
	CM	77	CERCOCARPUS MONTANUS	ALDERLEAF MOUNTAIN MAHOGANY	5 GAL		
	HD	184	HOLODISCUS DUMOSUS	ROCK SPIREA	5 GAL		
	MR	54	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL		
	PF	105	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	5 GAL		
	RA	157	RIBES AUREUM	GOLDEN CURRANT	5 GAL		
	YB	56	YUCCA BACCATA	BANANA YUCCA	5 GAL		
GROUND COVER	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.		
	AU2	226	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	1 GAL		
	BR	257	BERBERIS REPENS	CREeping BARBERRY	1 GAL		
	EU	253	ERIOGONUM UMBELLATUM	SULFURFLOWER BUCKWHEAT	1 GAL		
	PX	186	PENSTEMON X	PENSTEMON (AS AVAILABLE)	1 GAL		
SOD/SEED			BOTANICAL NAME	COMMON NAME	CONT.		
			NATIVE SEED	NATIVE SEED (GRASS, WILDFLOWERS, FORBES)	SEED		

NOTE: ALL PLANTS SELECTED FROM CITY OF FLAGSTAFF PLANT LIST (APPENDIX 3) AND CLASSIFIED AS NATIVE AND LOW-WATER USE.

EXISTING TREES TO REMAIN
 PONDEROSA PINE
 SIZE VARIES, MIN. 6" CALIPER SHOWN
 TREE PROTECTION TO BE PROVIDED

LANDSCAPE QUANTITIES CALCULATIONS

PARKING LOT PLANTING

MULTI-FAMILY	SPACES	TREES REQ. (1/25)	EXST. TREE CREDITS	NEW TREES	TOTAL TREES	SHRUBS REQ.	SHRUBS PROV.	GC REQ.	GC PROV.
288	72	10	62	72	144	148	144	152	
COMMERCIAL	SPACES	TREES REQ. (1/25)	EXST. TREE CREDITS	NEW TREES	TOTAL TREES	SHRUBS REQ.	SHRUBS PROV.	GC REQ.	GC PROV.
24	6	2	4	6	12	17	12	19	

PERIPHERY BUFFER PLANTING

NORTH PERIMETER	LENGTH	TREES REQ. (1/25 LF)	EXST. TREE CREDITS	NEW TREES	TOTAL TREES	SHRUBS REQ.	SHRUBS PROV.	GC REQ.	GC PROV.
	979 LF	40	7	33	40	80	80	80	80
EAST PERIMETER	LENGTH	TREES REQ. (1/25 LF)	EXST. TREE CREDITS	NEW TREES	TOTAL TREES	SHRUBS REQ.	SHRUBS PROV.	GC REQ.	GC PROV.
	850 LF	34	21	13	34	68	68	68	68

STREET TREES

N FOURTH ST	LENGTH	TREES REQ. (1/25 LF)	EXST. TREE CREDITS	NEW TREES	TOTAL TREES
	536 LF	22	31	0	31
E BUTLER AVE	LENGTH	TREES REQ. (1/25 LF)	EXST. TREE CREDITS	NEW TREES	TOTAL TREES
	958 LF	39	40	0	40

BUILDING FOUNDATION PLANTING

BUILDING 1	LENGTH	TREES REQ. (1/25 LF)	EXST. TREE CREDITS	NEW TREES	TOTAL TREES	SHRUBS REQ.	SHRUBS PROV.	GC REQ.	GC PROV.
	612 LF	25	3	22	25	50	52	50	54
BUILDING 2	LENGTH	TREES REQ. (1/25 LF)	EXST. TREE CREDITS	NEW TREES	TOTAL TREES	SHRUBS REQ.	SHRUBS PROV.	GC REQ.	GC PROV.
	612 LF	25	2	23	25	50	52	50	55
BUILDING 3	LENGTH	TREES REQ. (1/25 LF)	EXST. TREE CREDITS	NEW TREES	TOTAL TREES	SHRUBS REQ.	SHRUBS PROV.	GC REQ.	GC PROV.
	612 LF	25	16	9	25	50	70	50	61
BUILDING 4	LENGTH	TREES REQ. (1/25 LF)	EXST. TREE CREDITS	NEW TREES	TOTAL TREES	SHRUBS REQ.	SHRUBS PROV.	GC REQ.	GC PROV.
	612 LF	25	14	11	25	50	72	50	51
CLUBHOUSE	LENGTH	TREES REQ. (1/25 LF)	EXST. TREE CREDITS	NEW TREES	TOTAL TREES	SHRUBS REQ.	SHRUBS PROV.	GC REQ.	GC PROV.
	260 LF	11	1	10	11	22	57	22	54
COMMERCIAL	LENGTH	TREES REQ. (1/25 LF)	EXST. TREE CREDITS	NEW TREES	TOTAL TREES	SHRUBS REQ.	SHRUBS PROV.	GC REQ.	GC PROV.
	320 LF	13	19	0	19	26	52	26	36

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADES PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGNOSTIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE OR REJECT ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 3/4" SCREENED DECOMPOSED GRANITE MULCH IN ALL PLANTING AREAS (EXCEPT FOR SEEDED AREAS). IN AREAS WHERE GRANITE MULCH ABUTS NATIVE VEGETATION AREAS OR SEEDED AREAS, FEATHER GRANITE TO AVOID A RIGID DIVISION BETWEEN LANDSCAPE AREAS.

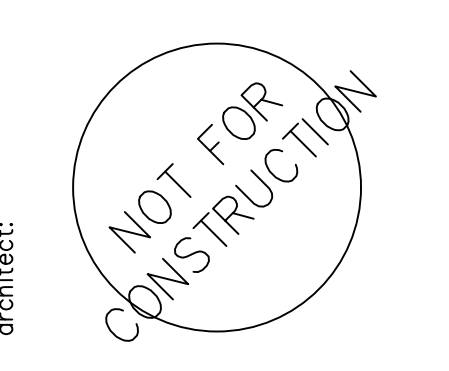
CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.



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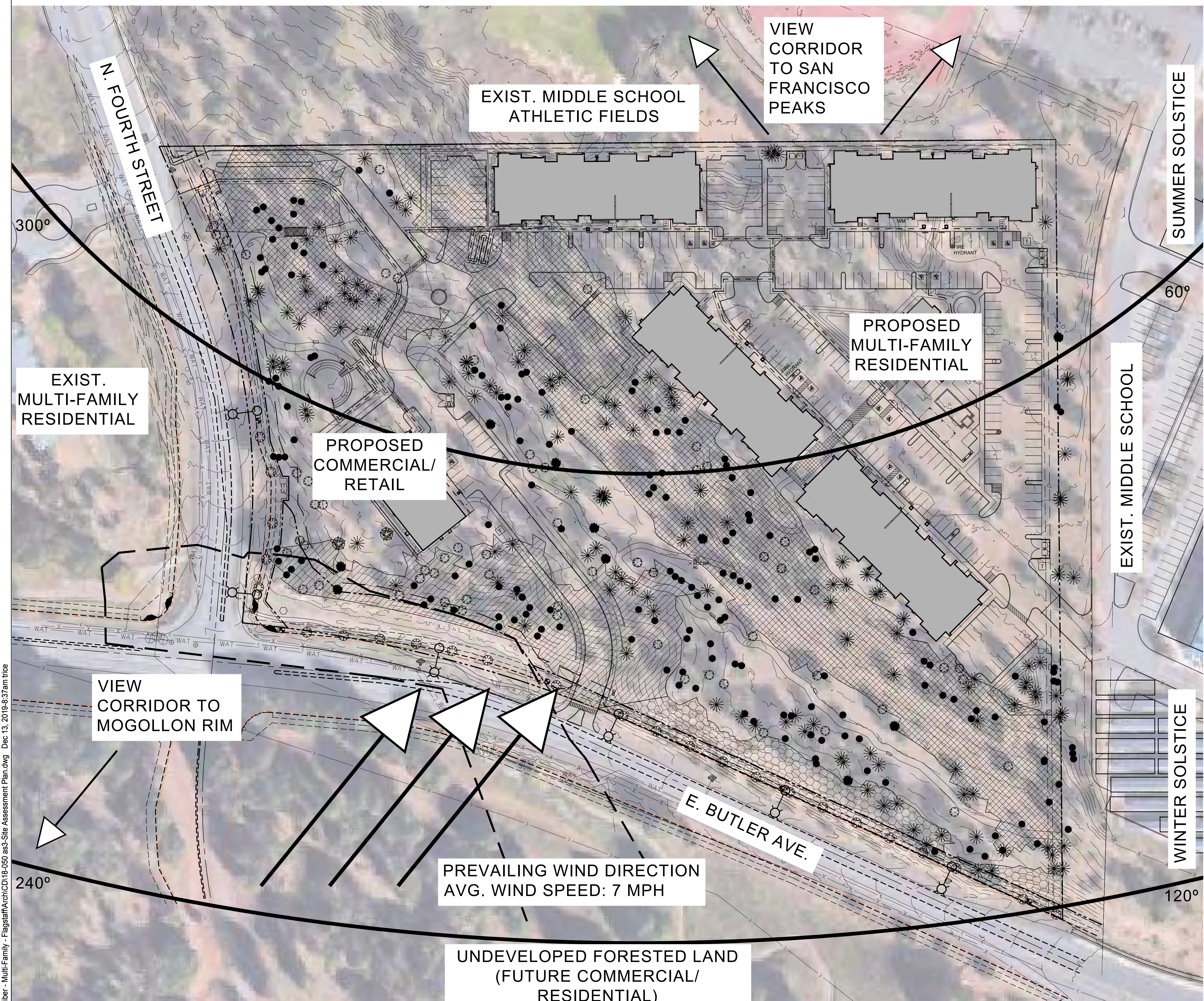
contact:
 FLAGSTAFF AT 4TH, LLC
 8601 E. MOUNTAIN VIEW RD.
 SCOTTSDALE, AZ 85258
 CONTACT: ROY BAUDE
 c: (480) 295-7000

project:
FLAGSTAFF AT 4TH APARTMENTS
 1002 NORTH 4TH STREET
 FLAGSTAFF, AZ 86004

date:	12/13/19
issued for:	SITE PLAN SUBMITTAL
revision no.:	date:
job no.:	18-050

sheet
 of
 LANDSCAPE AREA CALCULATIONS

sheet
 no.:
LP.2



SITE DATA

PROPERTY OWNER: FLAGSTAFF AT 4TH, LLC.
 PROPERTY ADDRESS: 1002 NORTH 4TH STREET FLAGSTAFF, AZ 86004

ASSESSOR'S PARCEL NUMBER (APN): 106-08-005J

PROJECT DESCRIPTION:
 HIGHWAY COMMERCIAL (HC) MULTI-USE DEVELOPMENT
 - (4) HIGH-DENSITY, OCC. CLASS, R-2, MULTI-FAMILY RESIDENTIAL, TYPE V-A CONST., FULLY-SPRINKLED BUILDINGS
 - CLUBHOUSE / LEASING OFFICE, OCC. CLASS B, TYPE V-B CONST., FULLY-SPRINKLED BUILDING
 - COMMERCIAL / RETAIL BUILDING, OCC. CLASS M, TYPE V-B CONST., FULLY-SPRINKLED BUILDING

MULTI-FAMILY BLDGS. 1-4: = 250,720 SQ. FT.
 CLUBHOUSE: = 4,756 SQ. FT.
 COMMERCIAL BLDG.: = 6,000 SQ. FT.
 TOTAL BUILDING AREA: = 261,476 SQ. FT.

SITE DATA:
 SITE ACRE = 13.65 ACRES (594,594 SQ. FT.)

ALLOWED USAGE BY ZONE UNITS/ACRE TOTAL
 CURRENT ZONE: MEDIUM DENSITY RES. 9 / ACRE 122
 PROPOSED ZONE: HIGHWAY COMMERCIAL 22 / ACRE 299

PROPOSED USE: MIXED-USE - HIGH DENSITY RESIDENTIAL & COMMERCIAL

PROPOSED ZONING: HIGHWAY COMMERCIAL (HC)

TOTAL BUILDING FLOOR AREA: = 261,476 SQ. FT.
 PROPOSED SITE AREA (IN SF): = 594,594 SQ. FT.
 FLOOR AREA RATIO (FAR): = 43.98%

SETBACKS:
 FRONT: = 15'-BUILDING 2ND FLOOR & ABOVE
 SIDE: = 5'-BUILDING, 10' LANDSCAPE
 REAR: = 15'-BUILDING

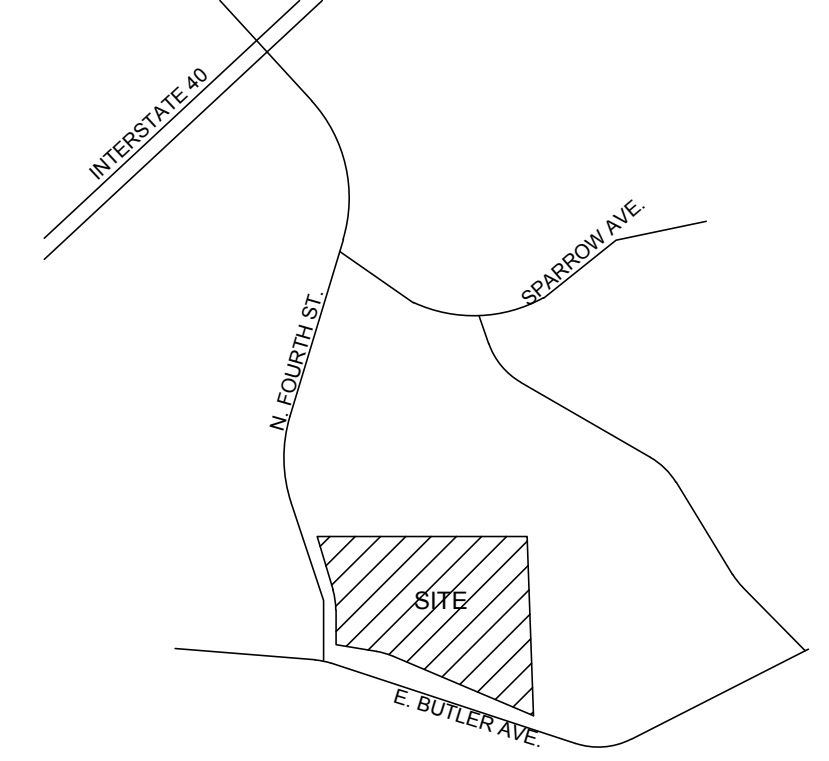
MULTI-FAMILY RESIDENTIAL DATA:

	UNIT MIX	TOTAL UNITS	SQ. FT.
BUILDING 1:	(16) 2-BR (31) 1-BR (9) ST	56	62,680 SQ. FT.
BUILDING 2:	(16) 2-BR (31) 1-BR (9) ST	56	62,680 SQ. FT.
BUILDING 3:	(16) 2-BR (31) 1-BR (9) ST	56	62,680 SQ. FT.
BUILDING 4:	(16) 2-BR (31) 1-BR (9) ST	56	62,680 SQ. FT.
TOTAL		224	250,720 SQ. FT.

LEGEND

- BUILDING FOOTPRINT
- 17-24.9% SLOPE
- 25% AND GREATER SLOPE
- PROPERTY LINE
- SETBACK/ EASEMENT LINE
- ACCESSIBLE PATH OF TRAVEL

VICINITY MAP



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 Phoenix, Arizona 85054
 p: 480.515.5123
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architect: SAKE H. REINDERSMA
 EXP. 3/31/2020

consultant:

contact:
 FLAGSTAFF AT 4TH, LLC
 1002 NORTH 4TH STREET
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 CONTACT: ROY BADE
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Project: **the elkwood flagstaff apartments**
 1002 NORTH 4TH STREET
 FLAGSTAFF, ARIZONA 86004

date: 12/12/19

issued for: SITE PLAN RE-SUBMITTAL

revision no.: date:

1	
2	
3	
4	

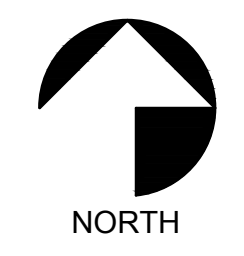
job no.: 18-050

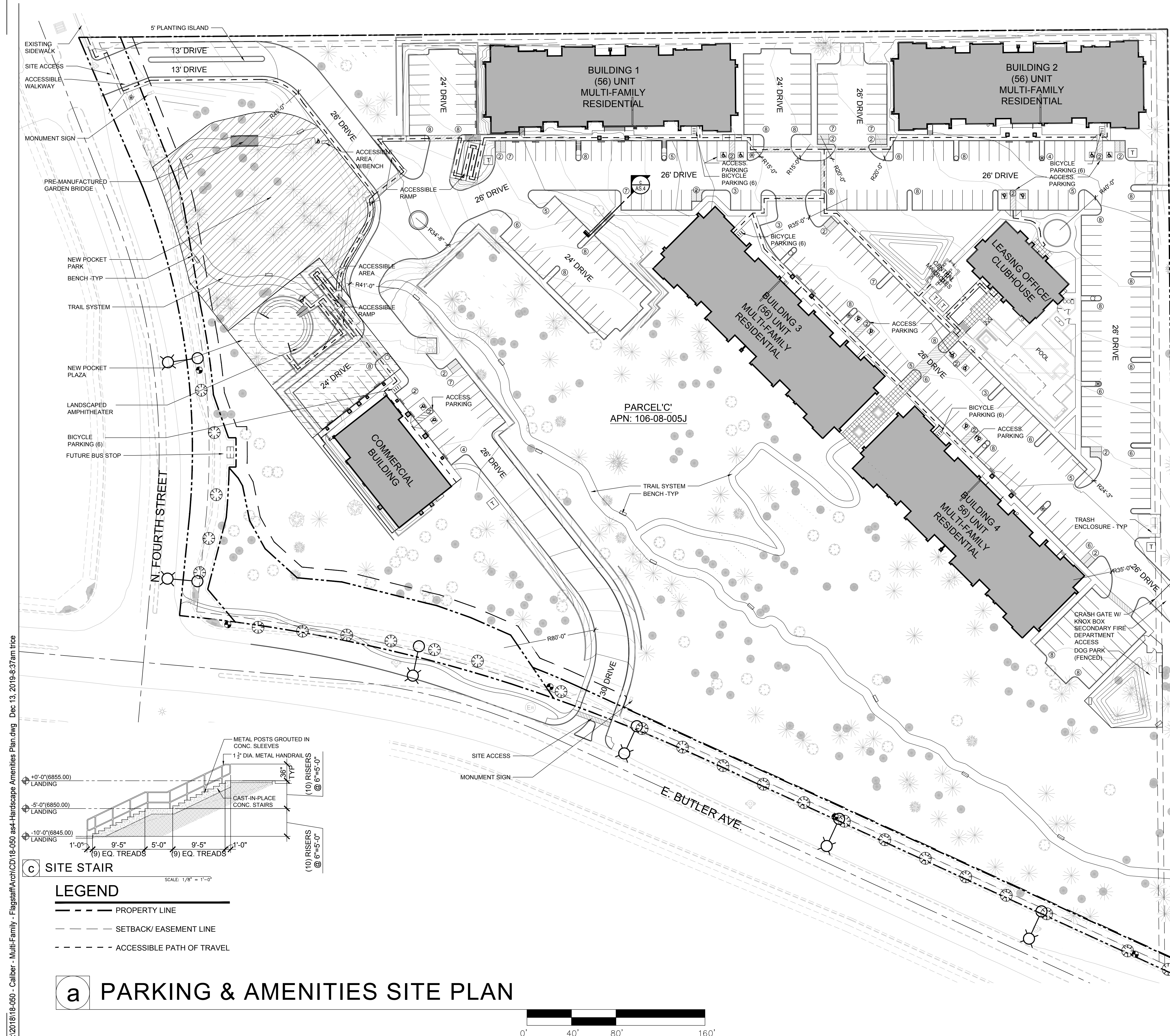
sheet title: **SITE ASSESSMENT PLAN**

sheet no.: **AS.3**

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a SITE ASSESSMENT PLAN





PARKING DATA

	REQUIRED	PROVIDED
MULTI-FAMILY		
2-BR UNITS (64) X 2.00	128	
1-BR UNITS (124) X 1.50	186	
ST UNITS (36) X 1.25	45	
GUEST (64) X 0.25	16	
GEN. RETAIL BLDG. (1/300 GSF)	20	
TOTAL	395	
PARKING REDUCTIONS		
TRANSIT ADJ. (-10%)	-40	
BICYCLE SPACE ADJ. (-5%)	-20	
MOTORCYCLE SPACE ADJ. (-4%)	-16	
TOTAL	(19%) -76	
TOTAL NET REQUIRED	319	
STANDARD RESIDENTIAL SPACES	6	276
ACCESSIBLE RESIDENTIAL SPACES (2% OF TOTAL PROVIDED REQ'D. IN R-2)		12
MOTORCYCLE SPACES		21
STANDARD COMMERCIAL SPACES		18
ACCESSIBLE COMMERCIAL SPACES (1-25 TOTAL SPACES PROVIDED)	1	2
TOTAL	319	329
BICYCLE PARKING		
(319) X 0.05 (5% OF TOTAL REQ'D PARKING STALLS)	16	160
(40) CAP. INTERIOR LOCKERS PER APT. BLDG.		24
(6) CAP. EXTERIOR RACK PER APT. BLDG.		6
TOTAL		190

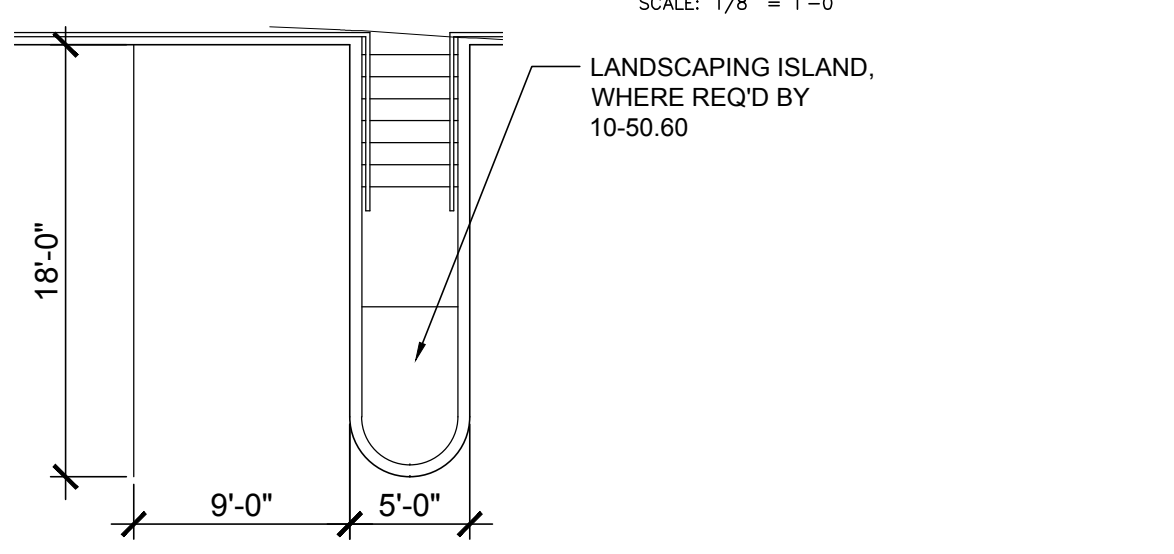
CIVIC SPACE DATA

HIGHWAY COMMERCIAL (HC) MULTI-USE DEVELOPMENT
 - HIGH-DENSITY MULTI-FAMILY RESIDENTIAL BUILDINGS 1 - 4
 - CLUBHOUSE / LEASING OFFICE
 - COMMERCIAL / RETAIL BUILDING

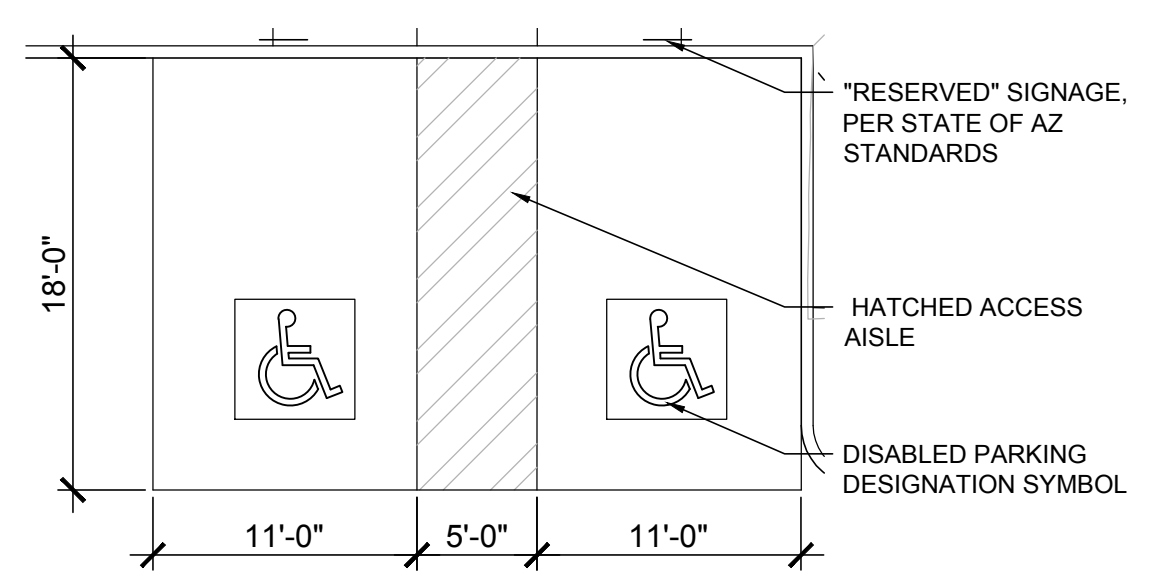
SITE DATA:
 SITE ACRES = 13.65 ACRES (594,594 SQ.FT.)

	REQUIRED	PROVIDED
CIVIC SPACE 5% OF TOTAL SITE AREA, MIN	29,374 SF	
POCKET PARK 4,000 SF MIN / 27, 780 SF MAX		25,070 SF
POCKET PLAZA 4,000 SF MIN / 27, 780 SF MAX		12,600 SF
TOTAL	29,374 SF MIN	37,670 SF

b) TYPICAL PARKING SPACES



1) STANDARD SPACES



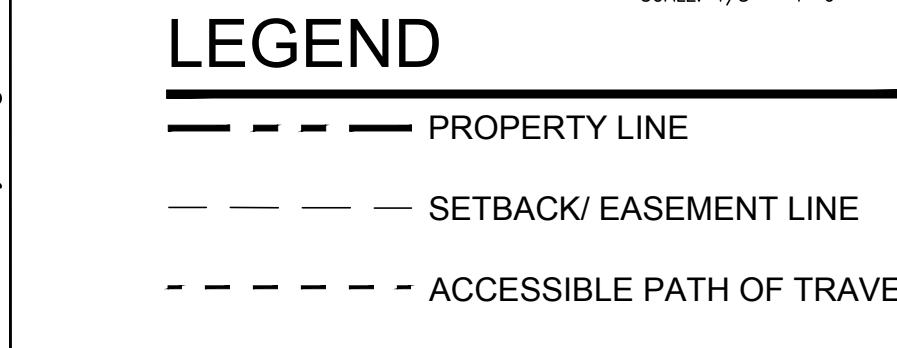
2) ACCESSIBLE SPACES



3) MOTORCYCLE SPACES



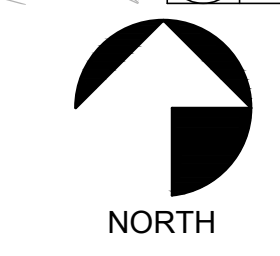
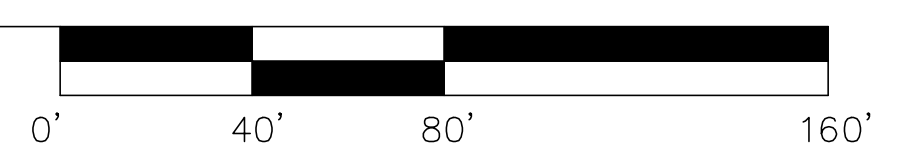
c) SITE STAIR



a) PARKING & AMENITIES SITE PLAN

LEGEND

- PROPERTY LINE
- SETBACK/ EASEMENT LINE
- ACCESSIBLE PATH OF TRAVEL



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architect: SAKE H. REINDERSMA

consultant:

contact:
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 1002 NORTH 4TH STREET
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 CONTACT: ROY BADE
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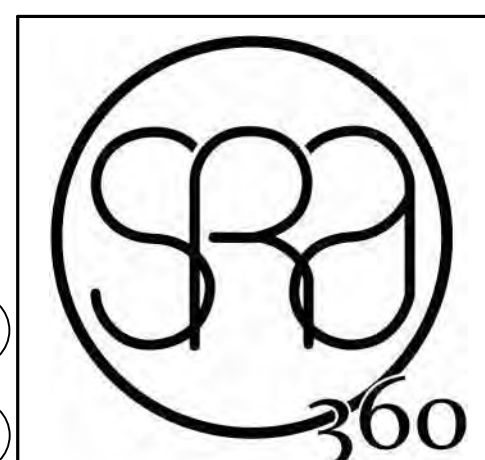
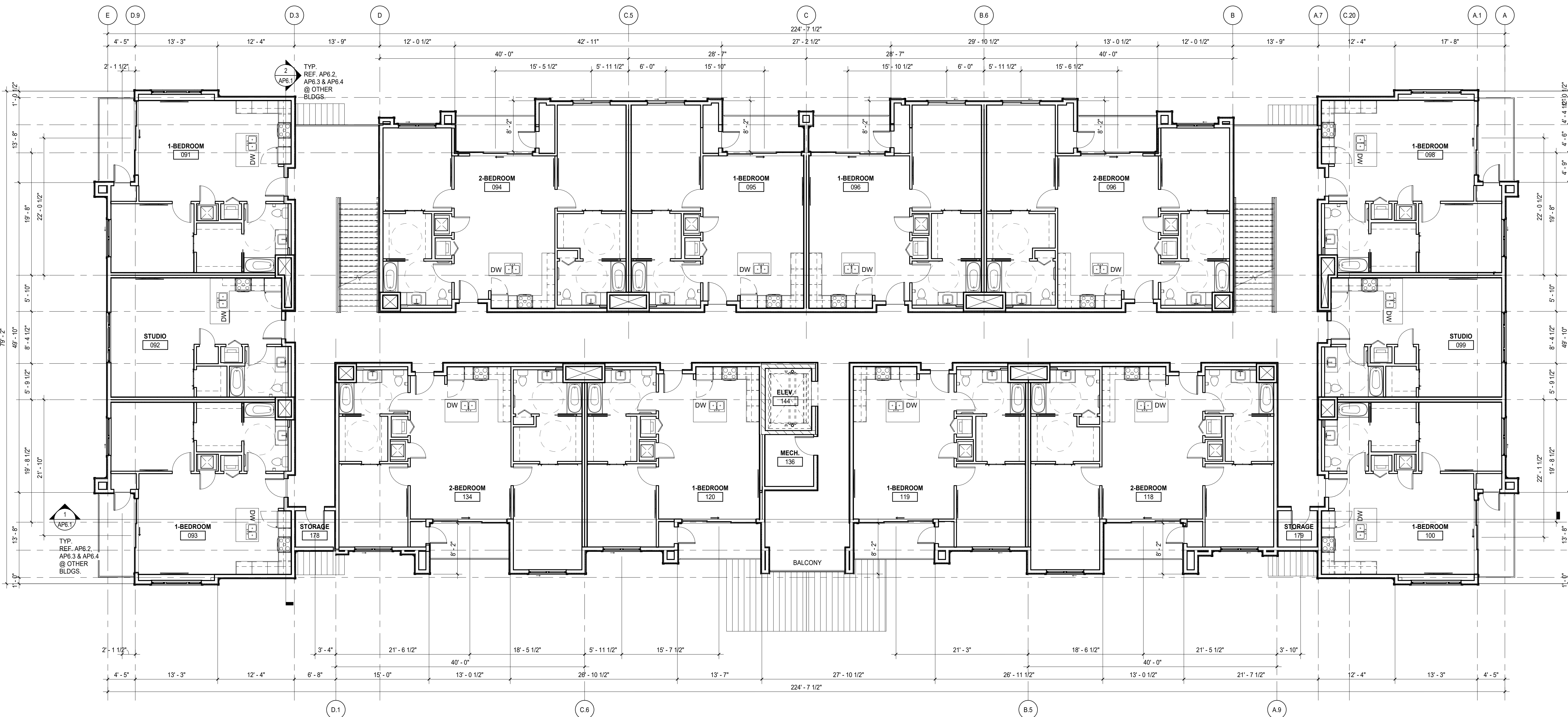
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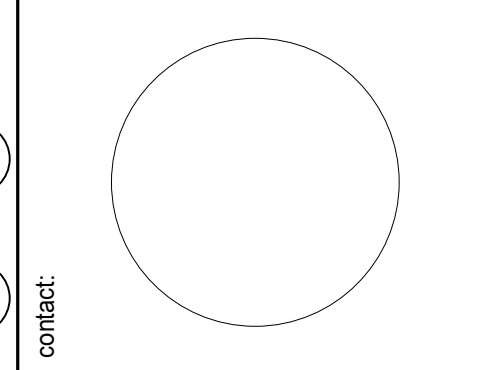
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 PARKING/ HARDSCAPE AMENITIES SITE PLAN

sheet no.:
AS.4

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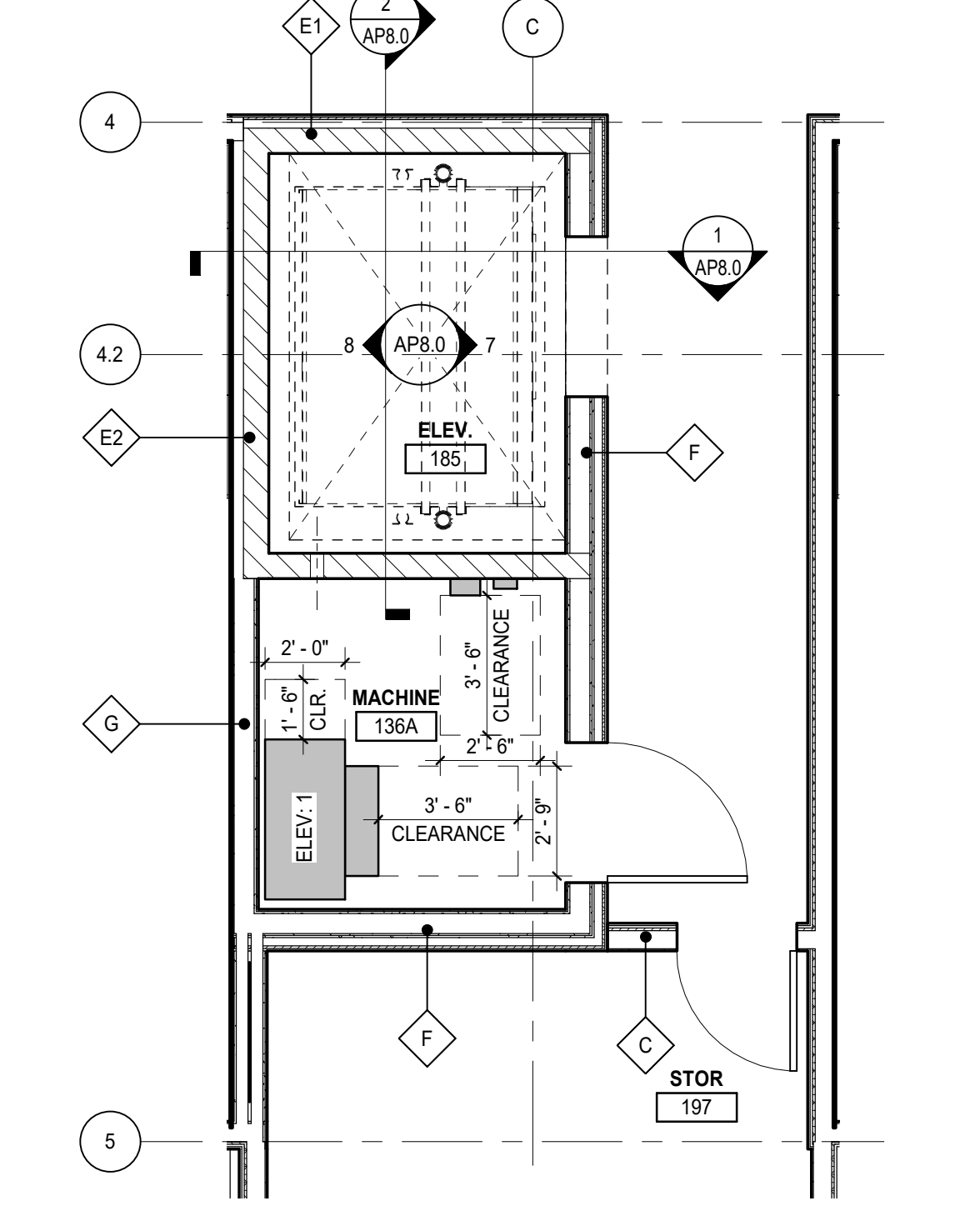


Contract:
Flagsstaff at 4th, LLC
8901 E. Mountain View Rd.
Scottsdale, AZ 85258
Contact: Roy Bade
C: (480) 295-7600

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APARTMENT BUILDING
1 SECOND - FOURTH FLOOR PLANS - TYPICAL
1/8" = 1'-0"

NOTE: REFER TO SHEET A1.3 FOR TYP. UNIT PLAN DIMENSIONS



APARTMENT BUILDING
2 MACHINE ROOM PLAN AT 2ND FLOOR
1/4" = 1'-0"

GENERAL NOTES:

- CONTRACTOR SHALL CONFIRM THAT PREVIOUSLY DIRT PLACED GRANULAR BACKFILL IS CLEAN OF ALL DEBRIS, AND/OR ORGANICS, AND CONFIRMS A MIN. 4" DEPTH PRIOR TO PLACEMENT OF CONCRETE SLAB.
- CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301.
- CONCRETE SHALL BE READY-MIXED CONCRETE IN ACCORDANCE WITH ASTM C94. MINIMUM (28) DAY COMPRESSIVE STRENGTH SHALL BE 3,000 PSI W/ 3" SLUMP - U.N.O. BY STRUCTURAL.
- REFER TO SINK LOCATIONS. G.C. TO COORDINATE ALL FLOOR SINK (F.S.) AND FLOOR DRAINS (F.D.) WITH EQUIPMENT PRIOR TO PLACEMENT.
- VERIFY ALL CONDITIONS IN FIELD AND INFORM ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES. BASE TO BE PROVIDED AT ALL WALL CABINETS.
- G.C. TO VERIFY EXISTING GRADES TO DETERMINE THE PROPER DATUM PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE 12" HIGH X 12" WIDE WATERPROOF MEMBRANE AT CONCRETE SLABWALL JOINTS AT ALL WET AREAS SUCH AS: COUNTER TOPS, BEVERAGE STATIONS, ETC.
- PROVIDE INTERNAL WALL/ CEILING BLOCKING FOR ALL BATHROOM MIRRORS, GRAB BARS, COUNTER TOPS AT SERVICE AREAS, CEILING FANS, ETC.
- DIMENSIONS SHOWN ON THE FLOOR PLANS ARE FROM FACE OF STUD, U.O.N.
- THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING W/ CONSTRUCTION.
- PER 2018 IBC - SECTION 1209.2.2: WALLS AND PARTITIONS WITHIN (2) FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 48" ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

PROJECT: **the elkwood flagsstaff apartments**
1002 N. 4TH. STREET
FLAGSTAFF, AZ

date: 12/12/2019

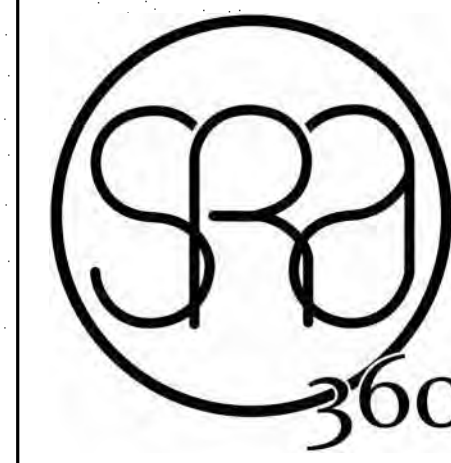
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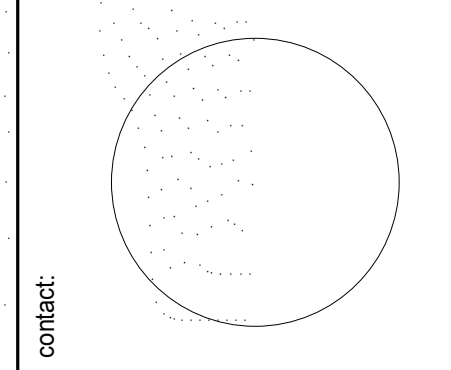
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Sheet Title:
FLOOR PLAN - 2ND THRU 4TH FLOORS

Sheet No.: **AP1.2**



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PROJECT:
**the elkwood flagsatff
apartments**
1002 N. 4TH. STREET
FLAGSTAFF, AZ 86004

date: 12/12/2019

Issued for: Site Plan Re-submittal

rev #	Description:	Date:

Job No.: 18-050

Sheet Title:
**APART. BLDG. 1 COLOR EXT.
ELEVATIONS**

Sheet No.:

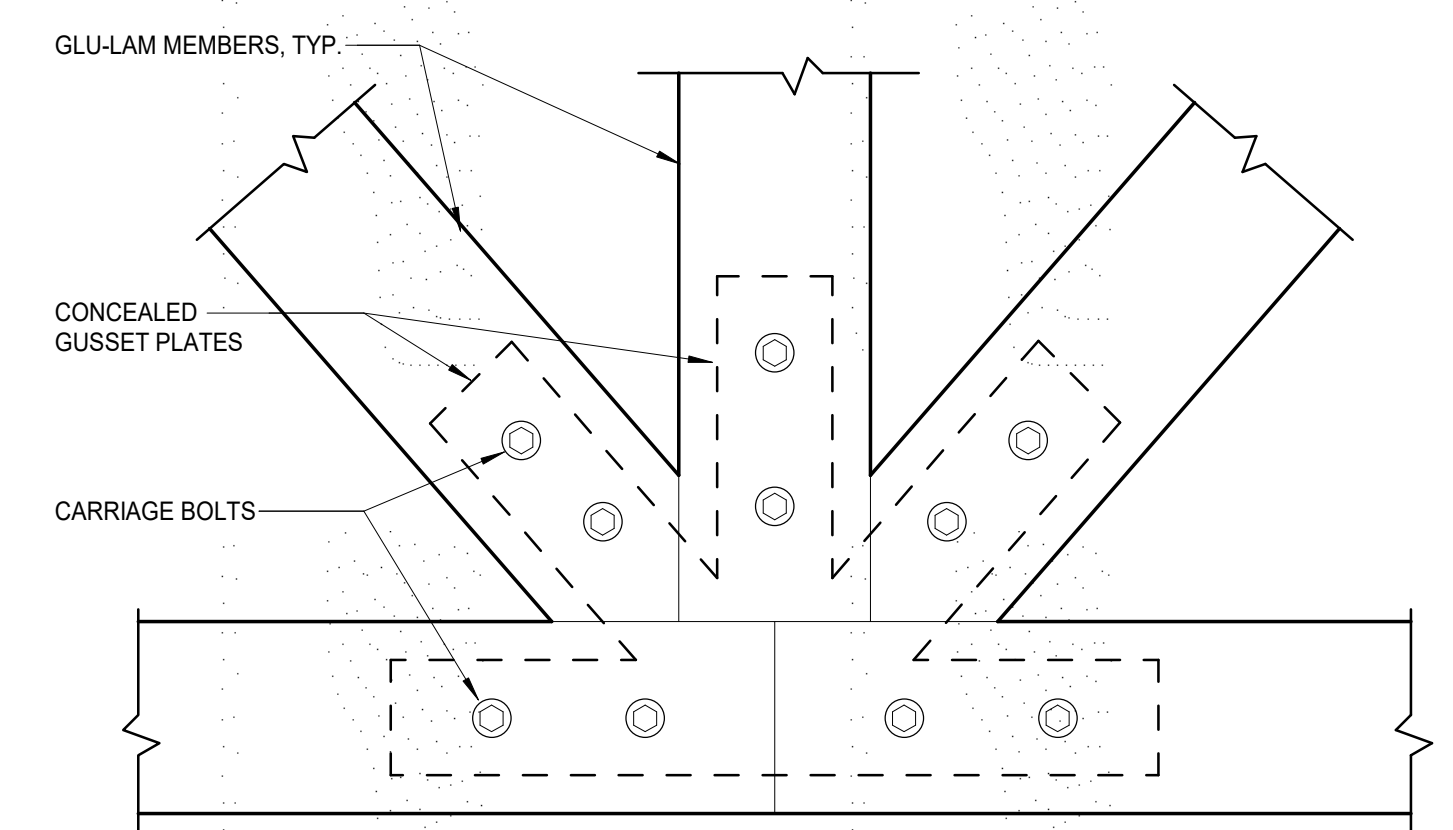
AP4.1



APARTMENT BUILDING 01
1 SOUTH ELEVATION
1/8" = 1'-0"



APARTMENT BUILDING 01
2 WEST ELEVATION
1/8" = 1'-0"

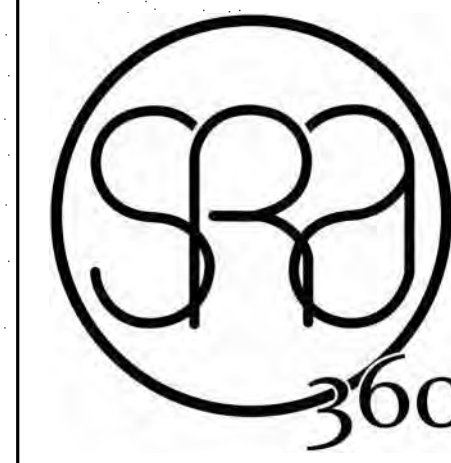


3 TYPICAL GLU-LAM TRUSS CONNECTION
N.T.S.

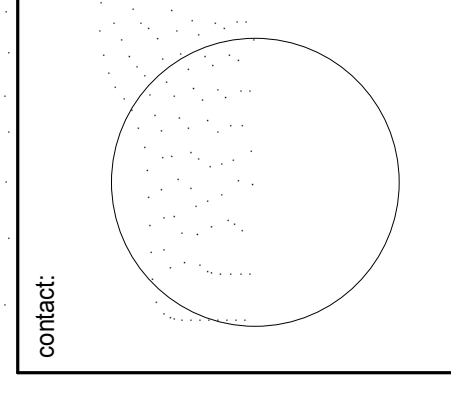
EXTERIOR MATERIALS - FINISH LEGEND

- MATERIAL:**
- 1 MANUFACTURED STONE VENEER - CORONADO STONE PRODUCTS
 - 2 MANUFACTURED STONE SILL CAP
 - 3 PREFINISHED METAL CORNICE CAP
 - 4 FIBER CEMENT LAP SIDING - JAMESHARDIE HARDIEPLANK - SMOOTH
 - 5 FIBER CEMENT TRIM - JAMES HARDIE HARDIETRIM - SMOOTH (COLOR MATCHES WALL BEHIND)
 - 6 STANDING SEAM METAL ROOF - ATAS INTERNATIONAL - DUTCH SEAM
 - 7 METAL RAILING
 - 8 PREFINISHED METAL ROOF FACIA
 - 9 GLU-LAM TRUSS, REF. CONNECTION DETAIL ABOVE
 - 10 WOOD BRACKETS
- COLOR:**
- A CANYON LEDGE - CAPE COD GREY - LRV 28.75%
 - B AUTUMN TAN - LRV 43.00%
 - C WATERING CAN - LRV 47.00%
 - D WOODSTOCK BROWN - LRV 23.00%
 - E # 62 CHARCOAL GREY - SRI 29
 - F PAINT TO MATCH- CHARCOAL GREY, MATTE
 - G PRE-FINISHED TO MATCH - CHARCOAL GREY
 - H SHERWIN-WILLIAMS - EXTERIOR SEMI-TRANSPARENT STAIN - SW3507 RIVERWOOD

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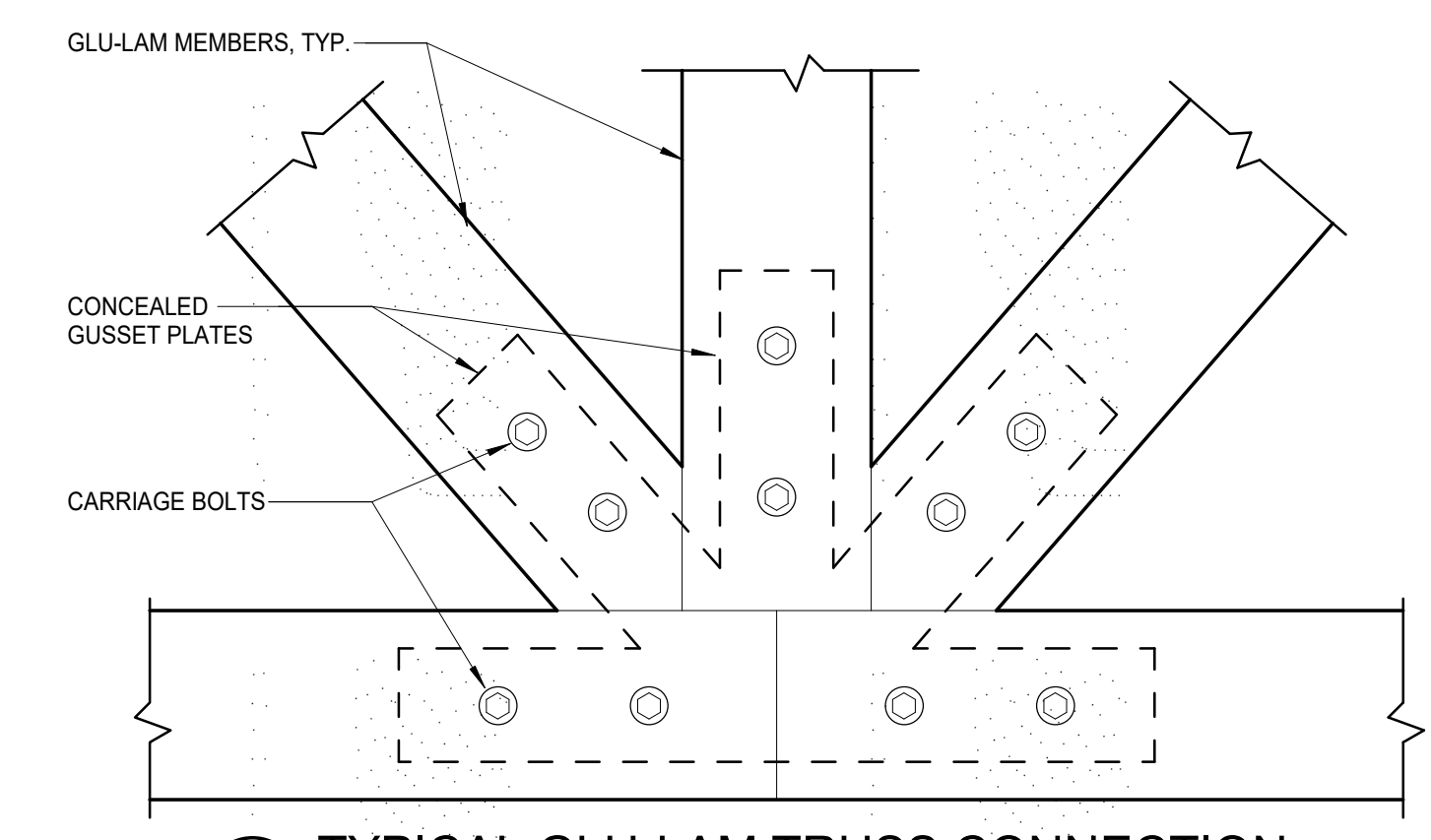


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APARTMENT BUILDING 01
1 NORTH ELEVATION
1/8" = 1'-0"



3 TYPICAL GLU-LAM TRUSS CONNECTION
N.T.S.

EXTERIOR MATERIALS - FINISH LEGEND

- MATERIAL:**
- 1 MANUFACTURED STONE VENEER - CORONADO STONE PRODUCTS
 - 2 MANUFACTURED STONE SILL CAP
 - 3 PREFINISHED METAL CORNICE CAP
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- COLOR:**
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 - B AUTUMN TAN - LRV 43.00%
 - C WATERING CAN - LRV 47.00%
 - D WOODSTOCK BROWN - LRV 23.00%
 - E # 62 CHARCOAL GREY - SRI 29
 - F PAINT TO MATCH- CHARCOAL GREY, MATTE
 - G PRE-FINISHED TO MATCH - CHARCOAL GREY
 - H SHERWIN-WILLIAMS - EXTERIOR SEMI-TRANSPARENT STAIN - SW3507 RIVERWOOD



APARTMENT BUILDING 01
2 EAST ELEVATION
1/8" = 1'-0"

PROJECT:
**the elkwood flagsstaff
apartments**
1002 N. 4TH. STREET
FLAGSTAFF, AZ 86004

date: 12/12/2019

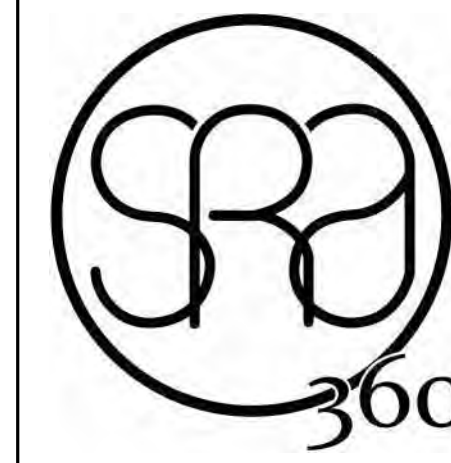
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rev #	Description:	Date:

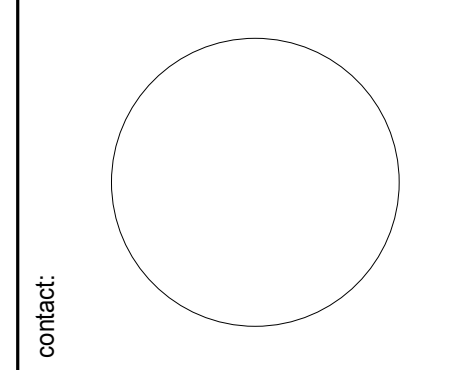
Job No.: 18-050

Sheet Title:
APART. BLDG. COLOR EXT. ELEVATIONS

Sheet No.:
AP4.2



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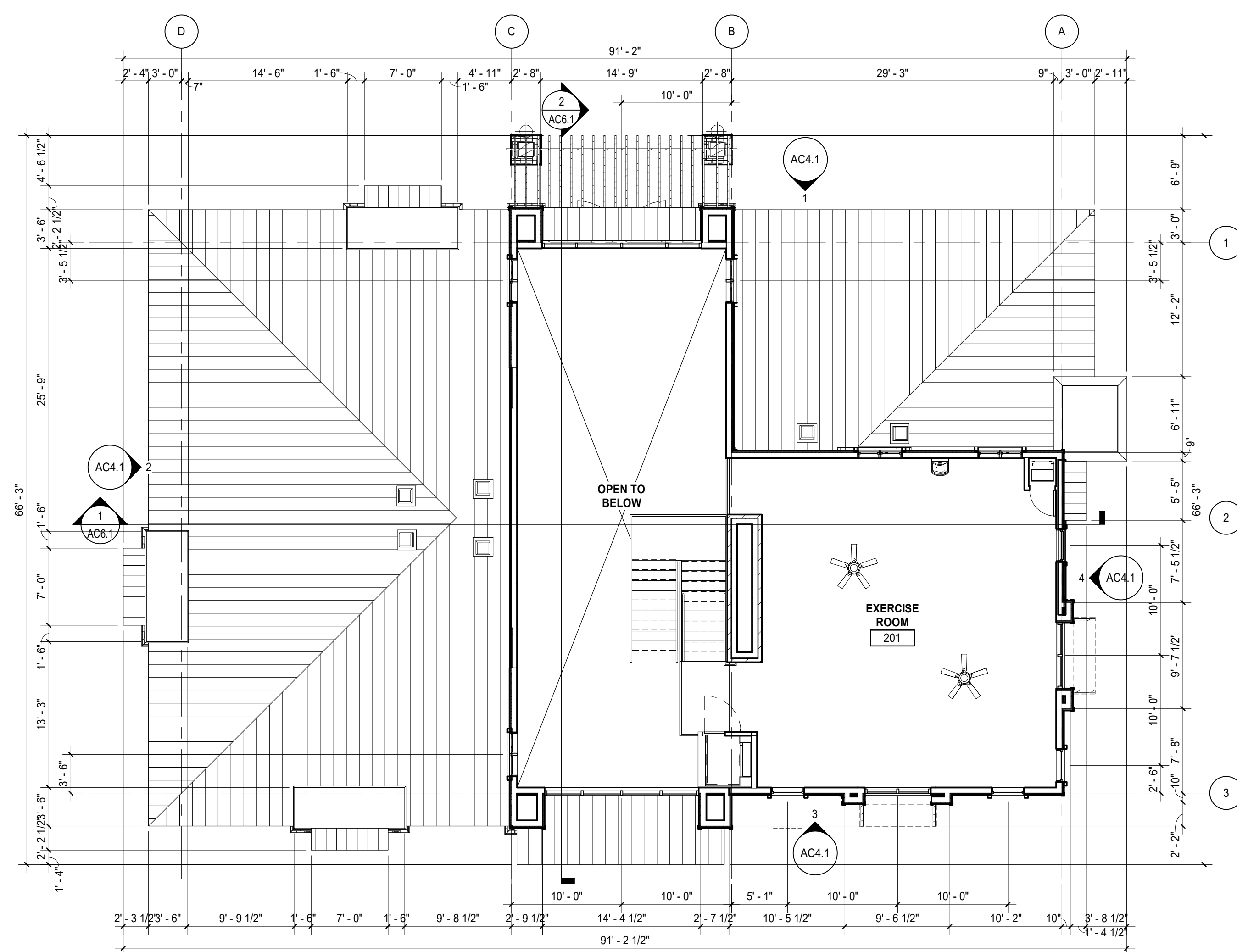
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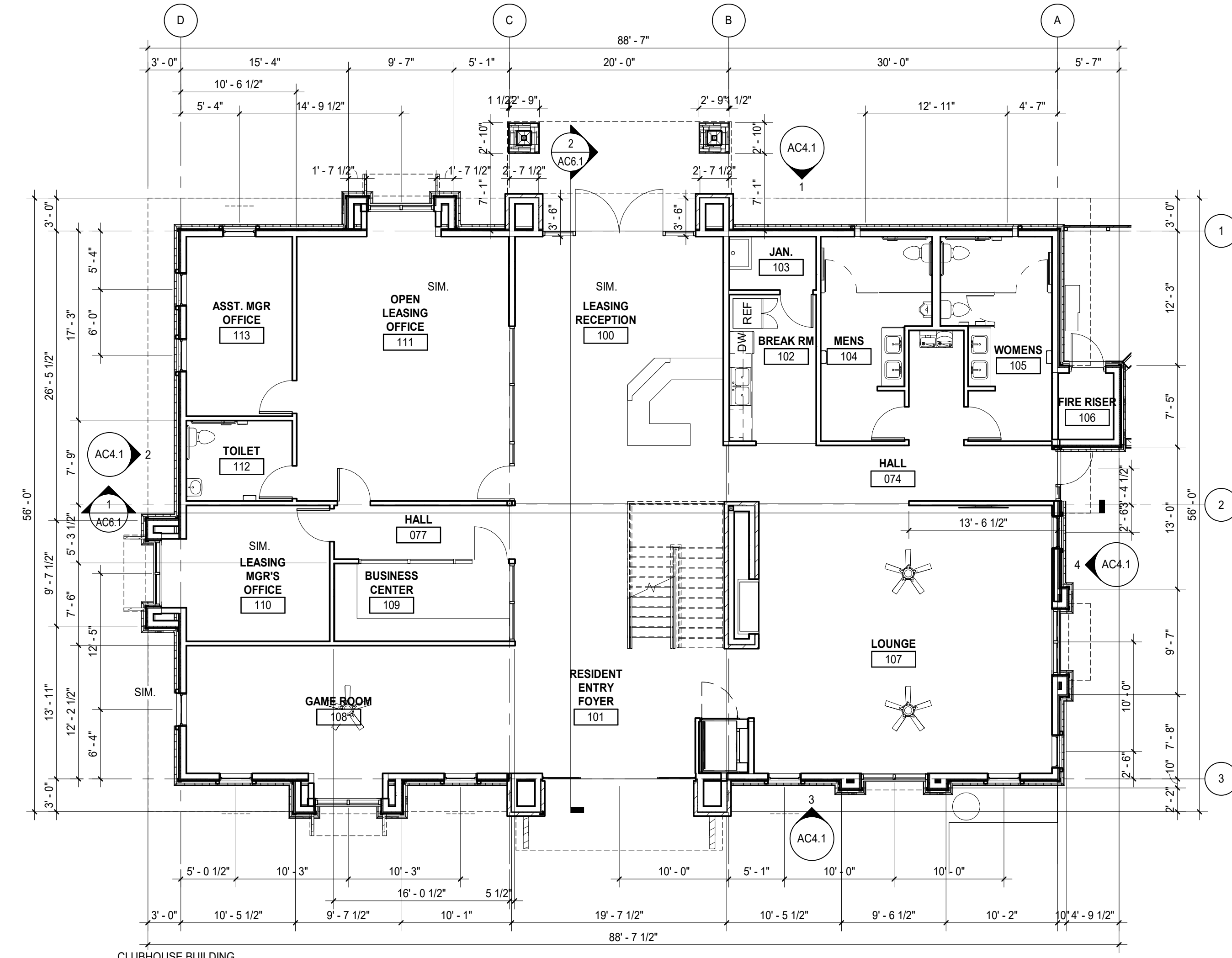
Job No.: 18-050

Sheet Title:
**FLOOR PLAN - 1ST & 2ND
FLOORS - CLUBHOUSE**

Sheet No.:
AC1.1



CLUBHOUSE BUILDING
2 FLOOR PLAN - 2nd FLOOR
1/8" = 1'-0"



CLUBHOUSE BUILDING
1 FLOOR PLAN - 1st FLOOR
1/8" = 1'-0"

GENERAL NOTES:

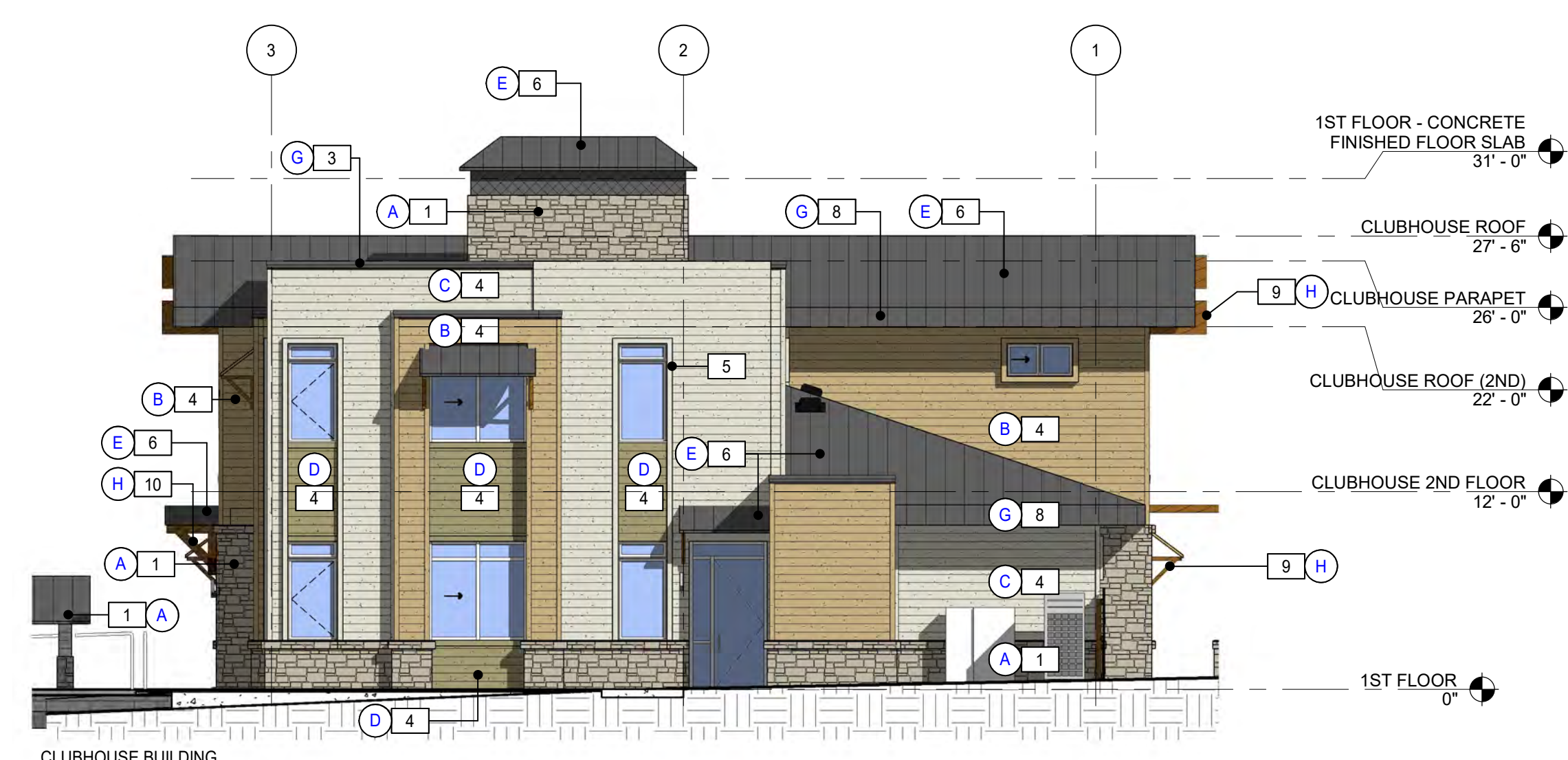
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- PROVIDE 12" HIGH X 12" WIDE WATERPROOF MEMBRANE AT CONCRETE SLABWALL JOINTS AT ALL WET AREAS SUCH AS: COUNTER TOPS, BEVERAGE STATIONS, ETC.
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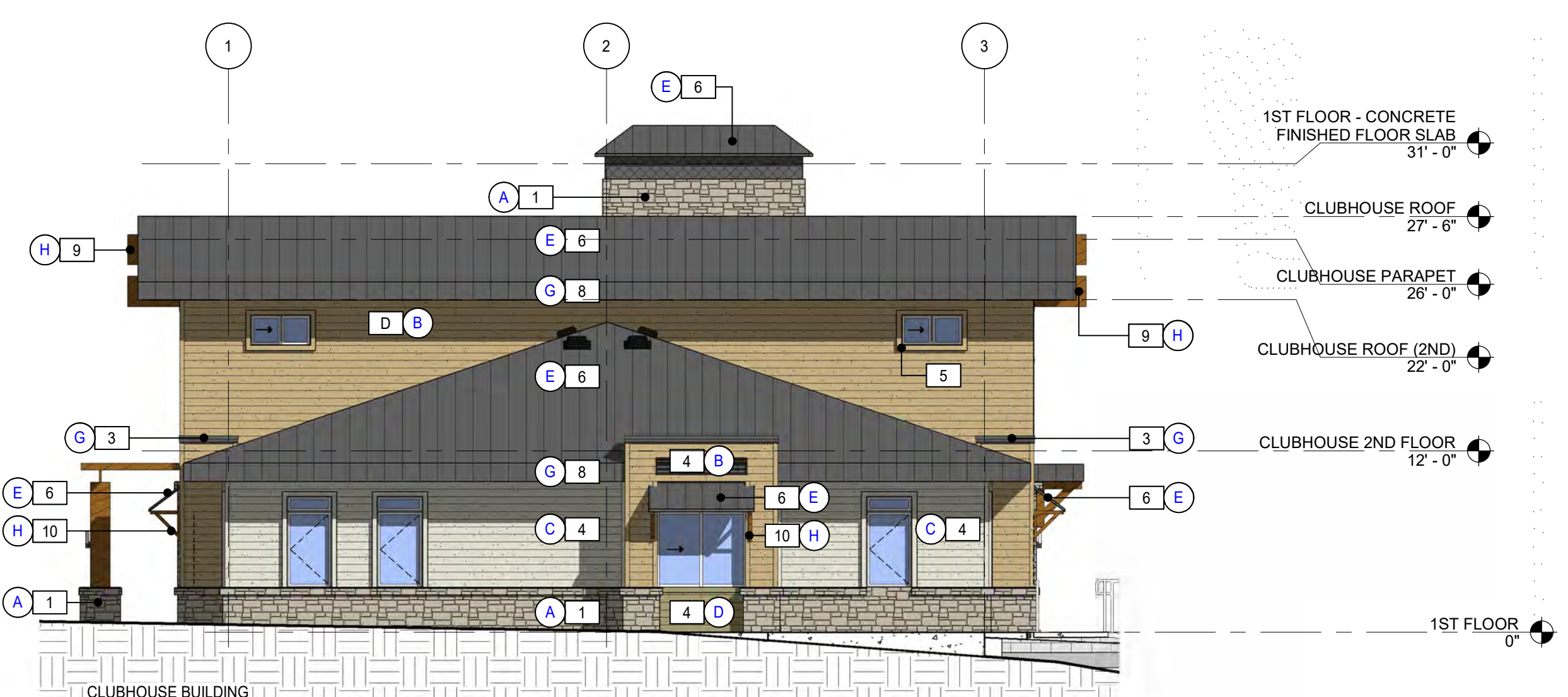
CLUBHOUSE BUILDING
3 **SOUTHWEST ELEVATION**
 1/8" = 1'-0"

KEYED NOTES:

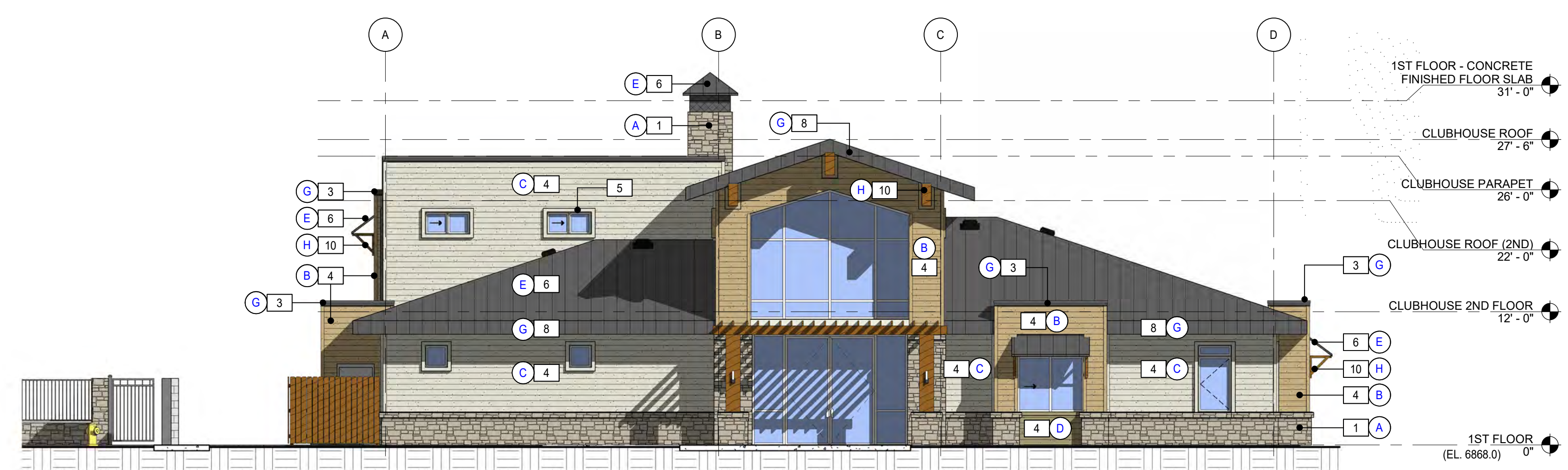
- 1 METAL PANEL FACADE, TYP.
- 2 WALL PACK LIGHTING - SEE ELECTRICAL DWGS.
- 3 STEEL TURNBUCKLE ROD BRACING AND SUPPORT, TYP.
- 4 CLADDED CANOPY COLUMN
- 5 ROLL-UP DOOR, TYP.
- 6 METAL CANOPY AND STEEL COLUMN, TYP.
- 7 METAL PIPE BOLLARDS, TYP.
- 8 8'-0" HIGH SITE SCREEN WALL - DASHED - SEE SITE PLAN, TYP.
- 9 16'-0" HIGH MASONRY SCREEN WALL
- 10 SITE SCREEN WALL - DASHED - SEE SITE PLAN, TYP.
- 11 MAIN ENTRY
- 12 STOREFRONT WINDOW SYSTEM, (TYP.) - 1" INSULATED GLASS WITH LOW-E COATING IN CLEAR ANODIZED ALUMINUM FRAMES. REFER TO WINDOW TYPES ON SHEET A.9.
- 13 MASONRY WALL WITH COVERED STAIRWELL - BEYOND
- 14 DOOR AND STAIR HIDDEN BEHIND MASONRY WALL
- 15 HOLLOW METAL DOOR AND FRAME, PAINTED - REFER TO DOOR SCHEDULE ON SHEET A.9.1.
- 16 CONCRETE SLAB ON GRADE/SIDEWALK AT BUILDING EXTERIOR. REFER TO SITE PLAN AND CIVIL.
- 17 ROOF LINE BEYOND.
- 18 FIRE DEPARTMENT CONNECTION.



CLUBHOUSE BUILDING
4 **SOUTHEAST ELEVATION**
 1/8" = 1'-0"



CLUBHOUSE BUILDING
2 **NORTHWEST ELEVATION**
 1/8" = 1'-0"



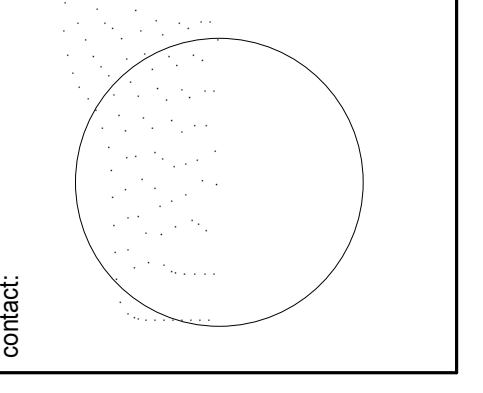
CLUBHOUSE BUILDING
1 **NORTHEAST ELEVATION**
 1/8" = 1'-0"

EXTERIOR MATERIALS - FINISH LEGEND

- MATERIAL:**
- 1 MANUFACTURED STONE VENEER - CORONADO STONE PRODUCTS
 - 2 MANUFACTURED STONE SILL CAP
 - 3 PREFINISHED METAL CORNICE CAP
 - 4 FIBER CEMENT LAP SIDING - JAMESHARDIE HARDIEPLANK - SMOOTH
 - 5 FIBER CEMENT TRIM - JAMESHARDIE HARDIETRIM - SMOOTH (COLOR MATCHES WALL BEHIND)
 - 6 STANDING SEAM METAL ROOF - ATAS INTERNATIONAL - DUTCH SEAM
 - 7 METAL RAILING
 - 8 PREFINISHED METAL ROOF FACIA
 - 9 GLU-LAM TRUSS, REF. CONNECTION DETAIL ABOVE
 - 10 WOOD BRACKETS
- COLOR:**
- A CANYON LEDGE - CAPE COD GREY - LRV 28.75%
 - B AUTUMN TAN - LRV 43.00%
 - C WATERING CAN - LRV 47.00%
 - D WOODSTOCK BROWN - LRV 23.00%
 - E # 62 CHARCOAL GREY - SRI 29
 - F PAINT TO MATCH- CHARCOAL GREY, MATTE
 - G PRE-FINISHED TO MATCH - CHARCOAL GREY
 - H SHERWIN-WILLIAMS - EXTERIOR SEMI-TRANSPARENT STAIN - SW3507 RIVERWOOD

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REGISTERED ARCHITECT
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 SAKE H
 REINDERSMA
 ARCHITECTURE, PLLC
 ARCHITECT
 EXP. 3/31/2020



contact:
 Flagsstaff at 4th, LLC
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PROJECT:
**the elkwood flagsstaff
 apartments**
 1002 N. 4TH. STREET
 FLAGSTAFF, AZ 86004

date: 12/12/2019

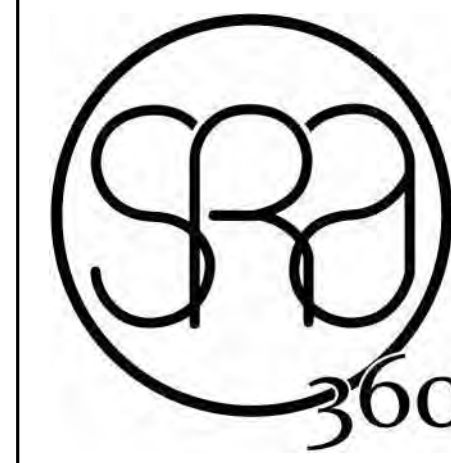
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rev #	Description:	Date:
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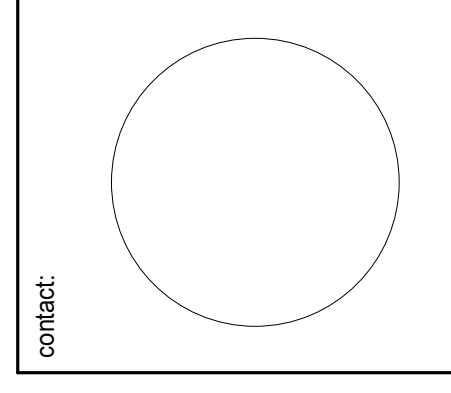
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Sheet Title:
EXTERIOR ELEVATIONS - CLUBHOUSE

Sheet No.:
AC4.1



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PROJECT:
**the elkwood flagsatff
apartments**
1002 N. 4TH. STREET
FLAGSTAFF, AZ

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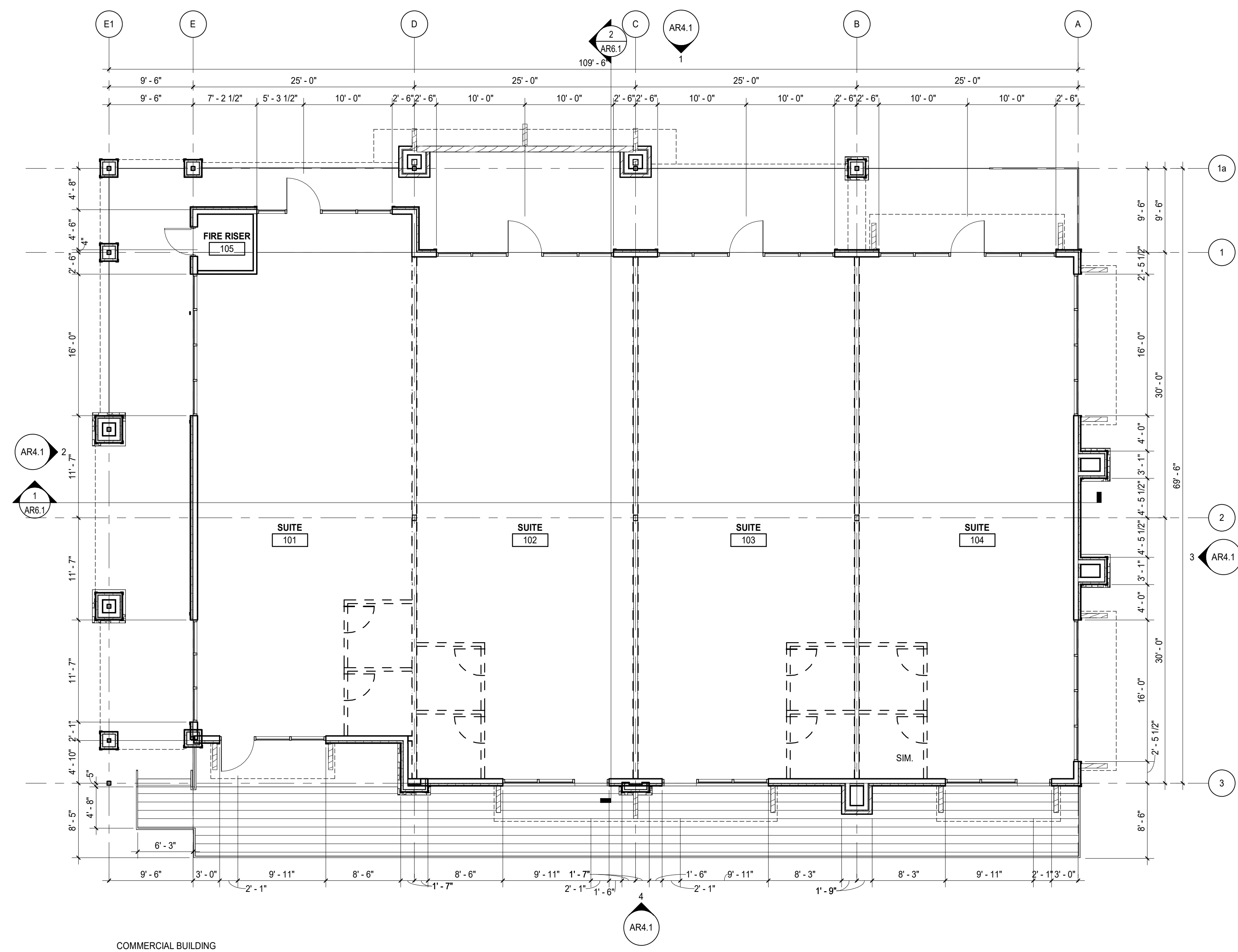
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Sheet Title:
**FLOOR PLAN - 1ST FLOOR -
COMMERCIAL BUILDING**

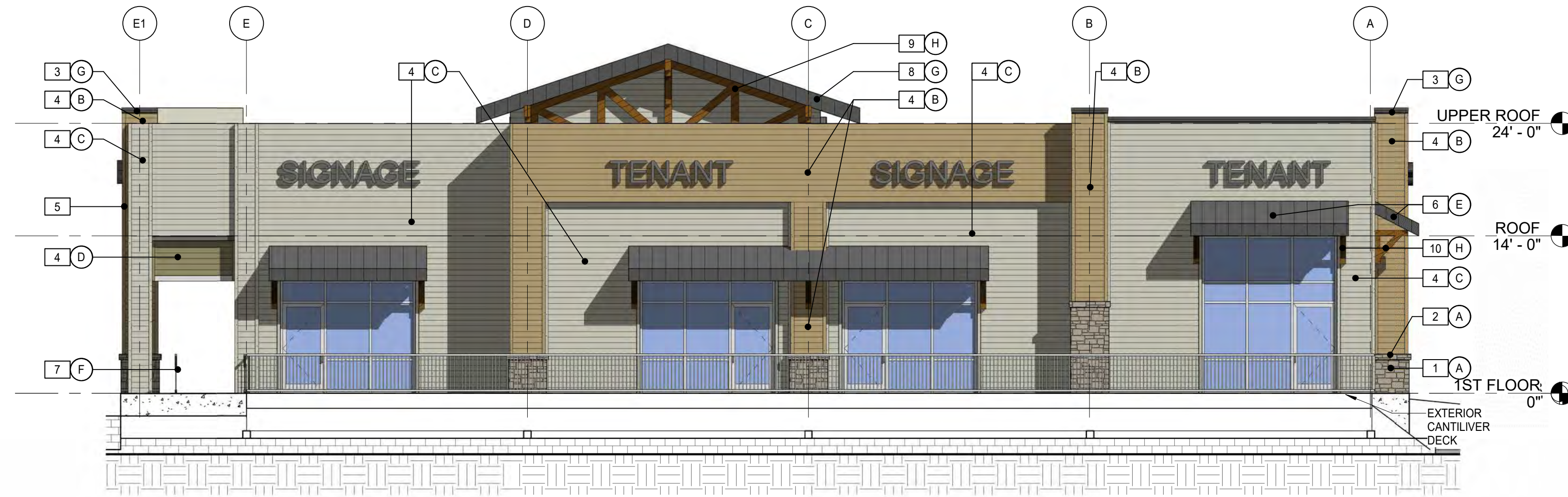
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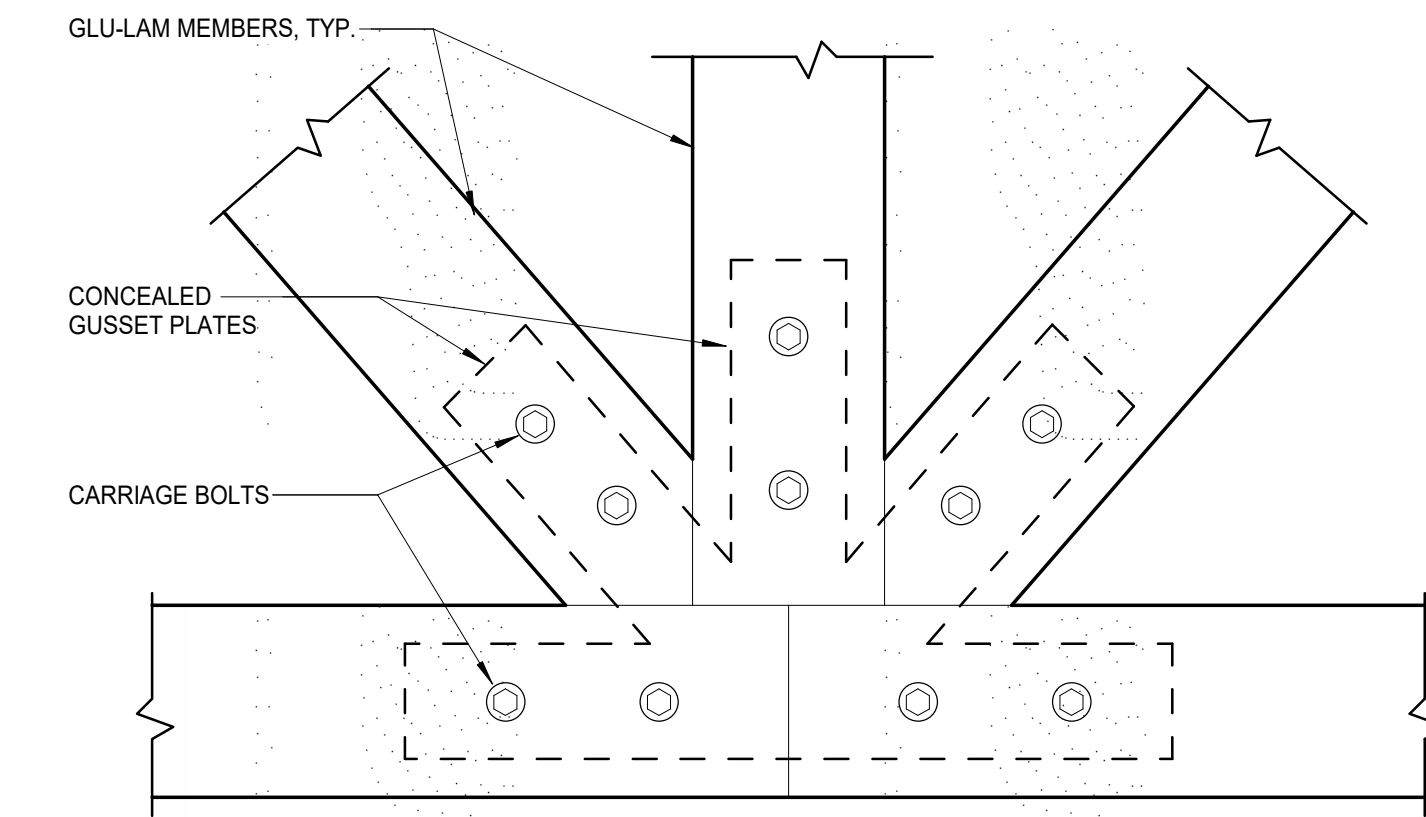
COMMERCIAL BUILDING
1 FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES:

- CONTRACTOR SHALL CONFIRM THAT PREVIOUSLY DIRT PLACED GRANULAR BACKFILL IS CLEAN OF ALL DEBRIS, AND/OR ORGANICS, AND CONFIRMS A MIN. 4" DEPTH PRIOR TO PLACEMENT OF CONCRETE SLAB.
- CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301.
- CONCRETE SHALL BE READY-MIXED CONCRETE IN ACCORDANCE WITH ASTM C94. MINIMUM (28) DAY COMPRESSIVE STRENGTH SHALL BE 3,000 PSI W/ 3" SLUMP - U.N.O. BY STRUCTURAL.
- REFER TO SINK LOCATIONS. G.C. TO COORDINATE ALL FLOOR SINK (F.S.) AND FLOOR DRAINS (F.D.) WITH EQUIPMENT PRIOR TO PLACEMENT.
- VERIFY ALL CONDITIONS IN FIELD AND INFORM ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES. BASE TO BE PROVIDED AT ALL WALL CABINETS.
- G.C. TO VERIFY EXISTING GRADES TO DETERMINE THE PROPER DATUM PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE 12" HIGH X 12" WIDE WATERPROOF MEMBRANE AT CONCRETE SLABWALL JOINTS AT ALL WET AREAS SUCH AS: COUNTER TOPS, BEVERAGE STATIONS, ETC.
- PROVIDE INTERNAL WALL/ CEILING BLOCKING FOR ALL BATHROOM MIRRORS, GRAB BARS, COUNTER TOPS AT SERVICE AREAS, CEILING FANS, ETC.
- DIMENSIONS SHOWN ON THE FLOOR PLANS ARE FROM FACE OF STUD, U.O.N.
- THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING W/ CONSTRUCTION.
- PER 2018 IBC - SECTION 1209.2.2: WALLS AND PARTITIONS WITHIN (2) FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 48" ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.



COMMERCIAL BUILDING
4 SOUTHWEST ELEVATION
 1/8" = 1'-0"



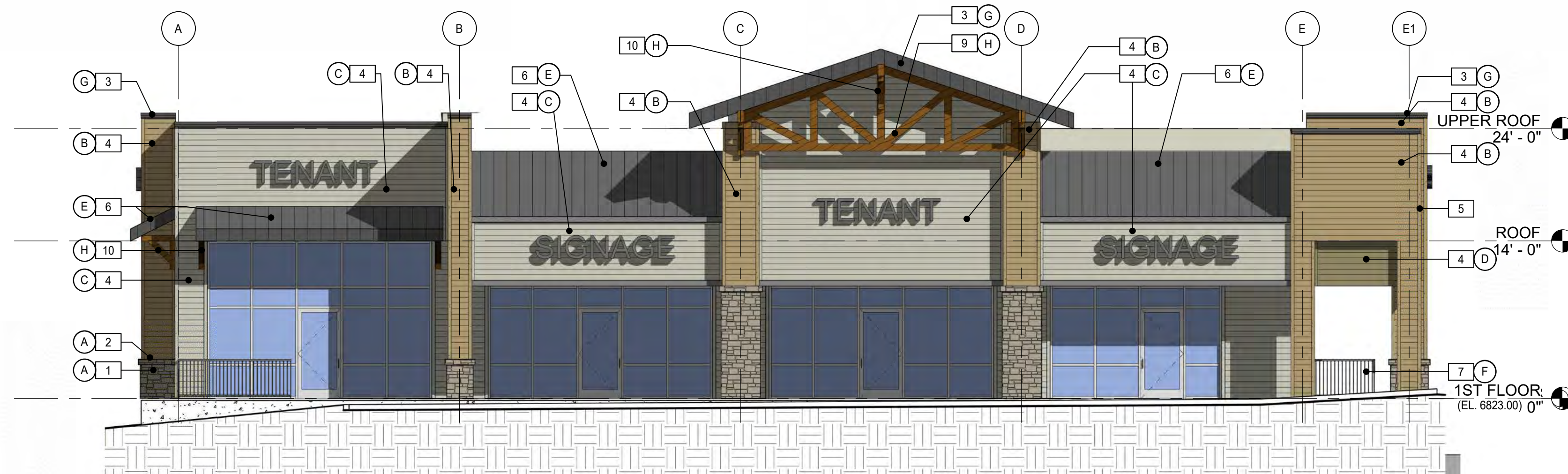
5 TYPICAL GLU-LAM TRUSS CONNECTION
 N.T.S.



COMMERCIAL BUILDING
3 SOUTHEAST ELEVATION
 1/8" = 1'-0"



COMMERCIAL BUILDING
2 NORTHWEST ELEVATION
 1/8" = 1'-0"



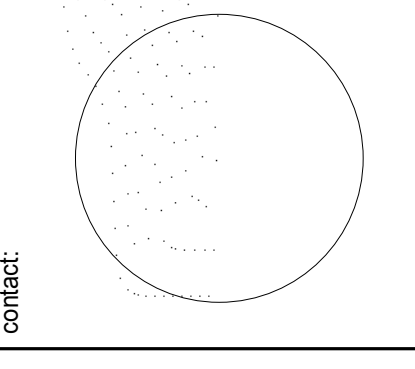
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Job No.: 18-050

Sheet Title:
**EXTERIOR ELEVATIONS -
 COMMERCIAL BLDG**

Sheet No.:
AR4.1