



City of Flagstaff

Community Development Division

211 W. Aspen Ave

P: (928) 213-2969

Flagstaff, AZ 86001

F: (928) 779-7684

www.flagstaff.az.gov

HPC

Date Received		Application to Heritage Preservation Commission		File Number	
Property Owner(s)		Title	Phone	Email	
Joel Agena			602-478-6537	joel.agenag@gmail.com	
Mailing Address		City, State, Zip			
9786 E Desert Jewel Dr Scottsdale AZ 85255					
Applicant		Title	Phone	Email	
UPDESIGN Anne Soper, Architect			520-780-8746	updesign.anne@gmail.com	
Mailing Address		City, State, Zip			
304 S Elden Street Suite 3, Flagstaff AZ 86001					
Property Interest of Applicant(s) (Owner, contractual interest, or agent)					
Site Address					
608 W Aspen Avenue Flagstaff AZ 86001					
Project Name					
608 W Aspen Duplex Renvation and Additions					
Parcel Number(s)			Zoning District(s), including Overlays		
100-16-002			R1N, Townsite		
Type of HPC Application Requested:					
<input type="checkbox"/> Historic Overlay District Designation (If new, Name: _____) <input type="checkbox"/> Landmark Overlay District Designation <input checked="" type="checkbox"/> Certificate of Appropriateness <input type="checkbox"/> Certificate of No Effect <input type="checkbox"/> Certificate of Economic Hardship <input type="checkbox"/> Cultural Resource Study Review - Please check all that apply: <input type="checkbox"/> Letter Report <input type="checkbox"/> Phase I <input type="checkbox"/> Phase II <input type="checkbox"/> Historic Facades and Signs Grant					
Property Information:					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Listed on the National Register of Historic Places? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Listed on the Arizona Register of Historic Places? (Name: _____) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Located in an existing City of Flagstaff Historic District? (Name: <u>Townsite</u>) <input type="checkbox"/> Yes <input type="checkbox"/> No Has the structure every been inventoried or evaluated for the National Register? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the structure over 50 years old at the time of application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was all or a portion of the structure built before World War II as housing? Is the subject property: <input type="checkbox"/> Developed <input type="checkbox"/> Vacant Land?					
Note: Applications which are incomplete or not accompanied by the required information will not be accepted.					
Property Owner Signature:		Date:	Applicant Signature:		Date:
		7/1/2020			7/1/20
For City Use					
Date Filed: _____			HPC Hearing Date: _____		
Fee Receipt #: _____			Amount: _____ Date: _____		
Action by HPC:					
<input type="checkbox"/> Consent Approval by HPO <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions			<input type="checkbox"/> Denied <input type="checkbox"/> Continued		
			Staff Intial: _____ Date: _____		

Project Description (Insert additional pages if necessary)
The subject structure is a 2,070 SF front & back style duplex that was built in 1996. The proposed project includes constructing new entry porches on the front and rear facades to realign the doors off the side setback. The porches will have transitional detailing to provide compatibility with the historic nature of the neighborhood. They will also introduce human scale to the existing two story façade and provide depth and interest from the street and alley. Additional work includes a 1,155 sf two story addition on the rear unit to expand the existing 2 bedroom 1.5 bath unit into a 5 bedroom 4.5 bath unit. There are 5 existing parking spaces off the alley and improvements include adding one new space accessed off Aspen Avenue, tucked inside the front setback on the Southwest corner of the property. Windows will be replaced with hybrid vinyl units that have aluminum exterior cladding. The entire structure will be repainted.

Submittal Requirements

An application to the Heritage Preservation Commission and Historic Preservation Officer shall contain at least the following information:

1. Completed Application including all signatures and payment of fees.
2. Eight copies of drawings as needed to describe the proposal, which may include a Site Plan, Floor Plans, Exterior Elevations, Building Sections, Exterior Details, Lighting Plan, and a Landscape Plan. All drawings shall be drawn to scale and dimensioned, and shall clearly and accurately represent the natural and built conditions of the context area and the project, including both existing conditions and proposed work.
3. Photographs of the context, including the property, surrounding properties, and the neighborhood.
4. A Color Board depicting all exterior materials and finishes associated with the work.
5. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
6. Statement of approval from a subdivision or property owners association, if applicable.
7. Filing fee.
8. Any other information which the applicant feels would be helpful and/or pertinent to the request.
9. Any other information as may be required by the Historic Preservation Officer or Heritage Preservation Commission to assist in the review of the requested application.

Summary Statement of Significance:

National Register of Historic Places documentation or a Cultural Resource Study can be submitted in lieu of completing this page to demonstrate significance (Attach additional pages as necessary).

The significance of a resource is generally based on its potential to contribute to our understanding of the past. An object, structure, site, place, or area is significant if:

- a. It is associated with events or persons in the architectural, engineering, archeological, scientific, technological, economic, agricultural, educational, social, political, military, or cultural annals of the City of Flagstaff, the State of Arizona, or the United States of America.
- b. It embodies distinctive characteristics of type, period, region, artistic values, or methods of construction, including being the oldest of its type or the best example of its type, or, if it represents the work of, or for, an important individual.
- c. A resource is generally not significant if it is less than fifty (50) years old, or, if the features, materials, patterns, and relationships that establish its significance are no longer present or no longer have integrity. The integrity of a resource is judged by how evident the general character of the significant period is, the degree to which the characteristics that define its significance are present, and the degree to which incompatible elements are reversible.

Original Construction Date:

1996

Describe Major Alterations (Include dates and changes of use):

None

Describe the Significance of the Resource (In terms of a. or b., and c., above):

The structure is not significant due to its age (24 years).
Additionally, it lacks any characteristics or materials that would contribute to significance. It has not been associated with any significant event or person in its short history.

Source(s) of Information Used:

N/A

Describe the Level of Integrity of the Resource (Existing and proposed):

The building is not considered a resource either as existing or in the proposed condition.

PREPARED BY:

Anne Soper, RA

UPDESIGN studio, PLLC

304 South Elden St. Ste 3

Flagstaff, AZ 86001

PROJECT DESCRIPTION:

The subject structure is a 2,070 SF front & back style duplex that was built in 1996. The proposed project includes constructing new entry porches on the front and rear facades to realign the doors off the side setback. The porches will have transitional detailing to provide compatibility with the historic nature of the neighborhood. They will also introduce human scale to the existing two story façade and provide depth and interest from the street and alley. Additional work includes a 1,155 sf two story addition on the rear unit to expand the existing 2 bedroom 1.5 bath unit into a 5 bedroom 4.5 bath unit. There are 5 existing parking spaces off the alley and improvements include adding one new space accessed off Aspen Avenue, tucked inside the front setback on the Southwest corner of the property. Windows will be replaced with hybrid vinyl units that have aluminum exterior cladding. The entire structure will be repainted.

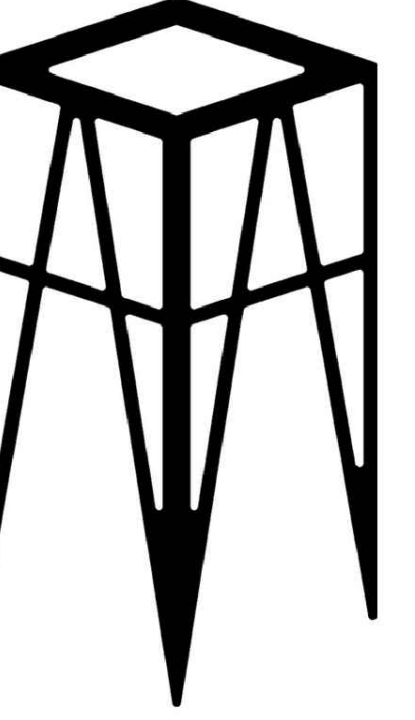
DUPLEX ADDITION

608 WEST ASPEN AVENUE

FLAGSTAFF, ARIZONA

APN : 100-16-002

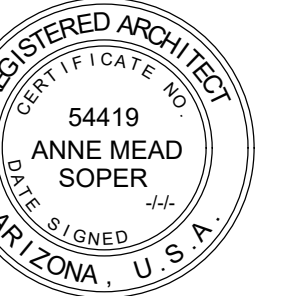
UPDESIGN
studio



ARCHITECTURE
FLAGSTAFF, ARIZONA
UP-DESIGNSTUDIO.COM

520-780-8746
UPDESIGNSOLUTIONS@GMAIL.COM

304 S. ELDEN STREET
FLAGSTAFF, ARIZONA 86001



JOB NO. 19-024

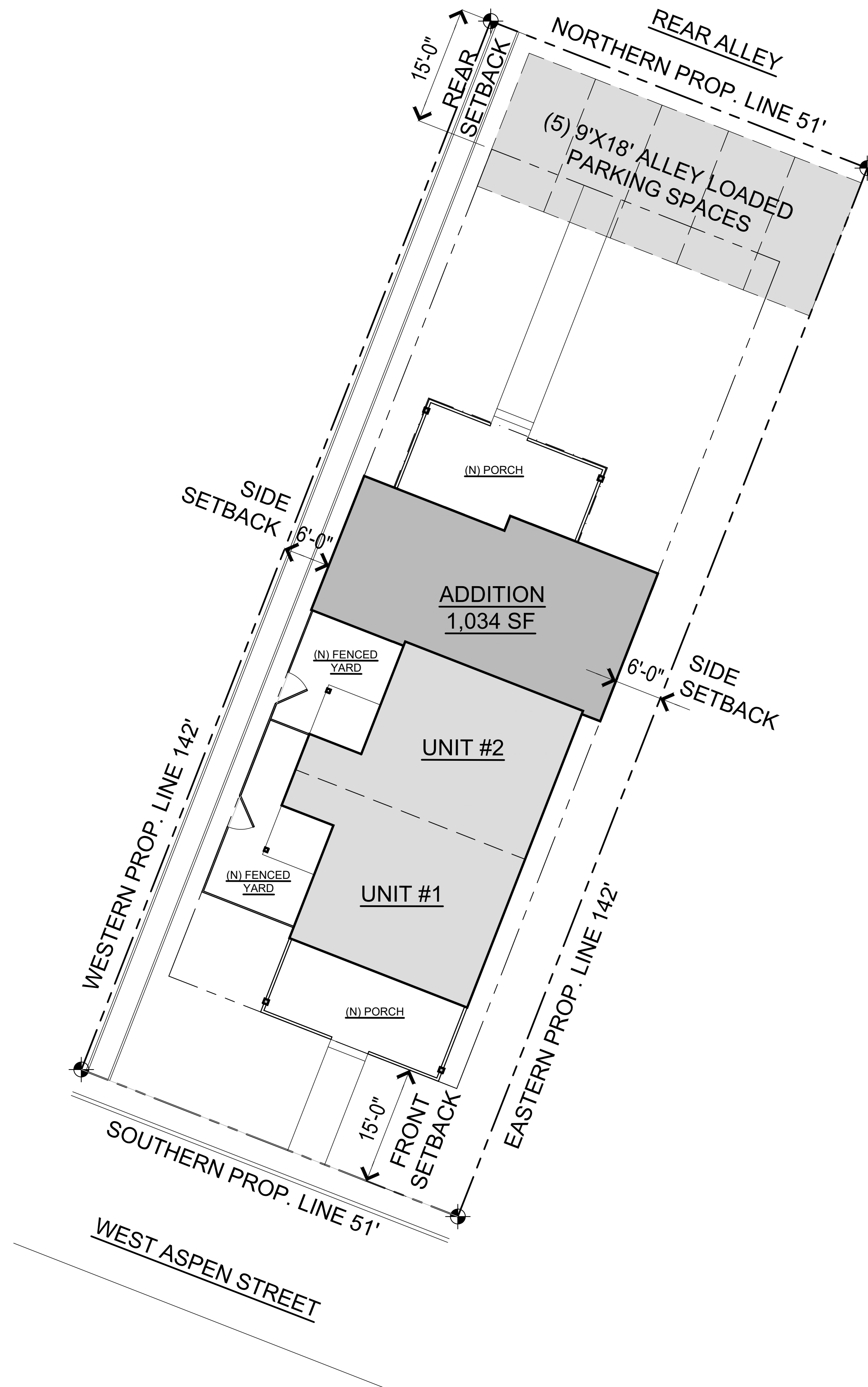
DD1.0	03-23-2020
SD 3.1	02-17-2020
SD 3	01-31-2020
SD 2	11-21-2019
OVER UNDER ALTERNATE	10-15-2019
SCHEMATIC DESIGN 1	9-13-2019
AS-BUILT DRAWINGS	9-04-2019

DESCRIPTION	DATE
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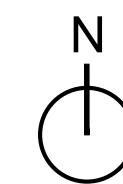
DUPLEX ADDITION
608 WEST ASPEN AVE.
FLAGSTAFF, AZ

SHEET TITLE:
SITE PLAN

A0.0



SITE PLAN
SCALE: 1" = 10'-0"



PROJECT DIRECTORY

OWNER
JOEL AND ROSEMARY AGENA
9786 E DESERT JEWEL DR
SCOTTSDALE, AZ 85255

ARCHITECT
UPDESIGN STUDIO
ANNE SOPER, RA 54419
520-780-8746

GOVERNING CODES

CITY OF FLAGSTAFF ZONING CODE
2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
CITY OF FLAGSTAFF CODE AMENDMENTS

DRAWING INDEX

A0.0 PROJECT DATA, SITE PLAN
A1.0 EXISTING & PROPOSED 1ST LEVEL FLOOR PLANS
A1.1 EXISTING & PROPOSED 2ND LEVEL FLOOR PLANS
A2.0 EXISTING ELEVATIONS
A2.1 PROPOSED ELEVATIONS

AREA CALCULATIONS

PARCEL AREA: 7,242 SF
EXISTING COVERAGE: 1,128 SF (16%)
ADDITIONAL COVERAGE: 1,034 SF
TOTAL PROPOSED COVERAGE: 2,162 SF (30%)

LIVING AREAS

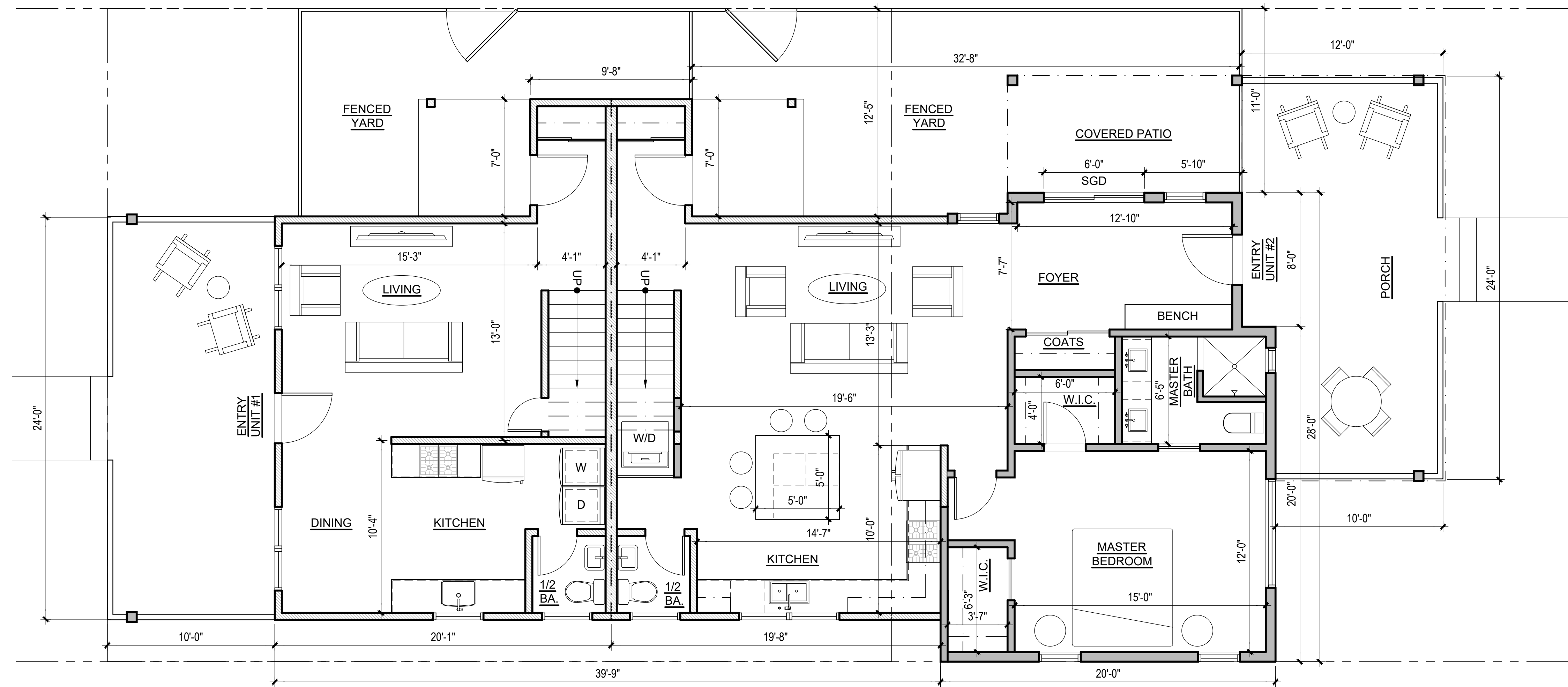
UNIT 1
LOWER LEVEL: 478 SF
UPPER LEVEL: 417 SF
TOTAL AREA: 895 SF

UNIT 2
(E) LOWER LEVEL: 478 SF
(E) UPPER LEVEL: 417 SF
TOTAL AREA: 895 SF

ADDITION
(N) LOWER LEVEL: 456 SF
(N) UPPER LEVEL: 578 SF
TOTAL AREA: 1,034 SF

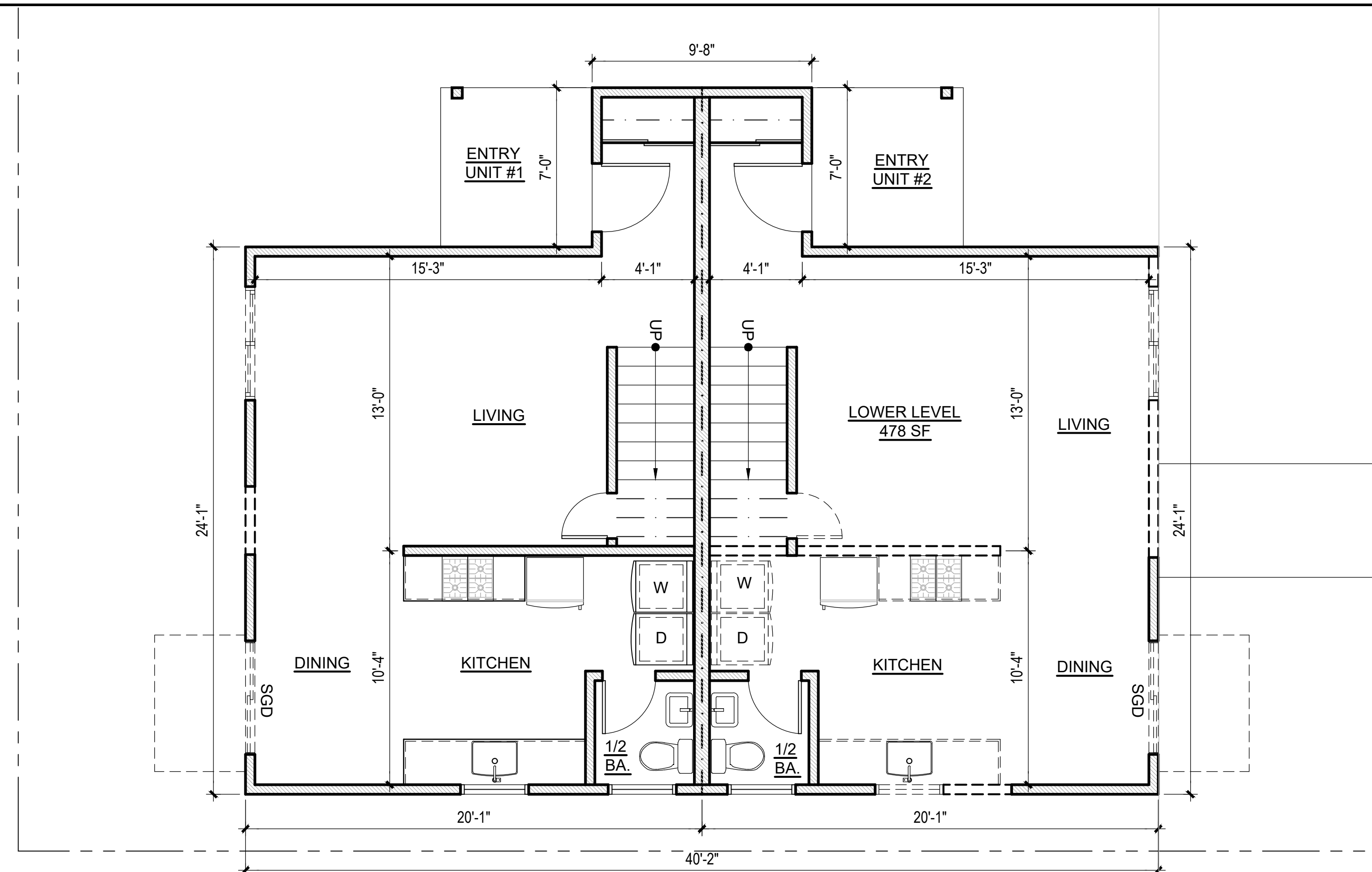
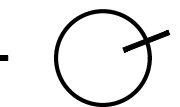
PARCEL PROFILE

APN: 100-16-002
ADDRESS: 608 W. ASPEN AVE
PARCEL AREA: 7,242 SF
CONVENTIONAL ZONING: R1N
TRANSECT ZONING: T3N.1
OVERLAY ZONING: TOWNSITE
SETBACKS: FRONT: 15' SIDE: 6' REAR: 15'
MAX BUILDING HEIGHT: 2 STORIES, 24'
MAX SITE COVERAGE: 35%
EXISTING STRUCTURE: DUPLEX, BUILT 1996



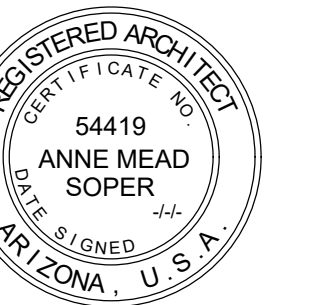
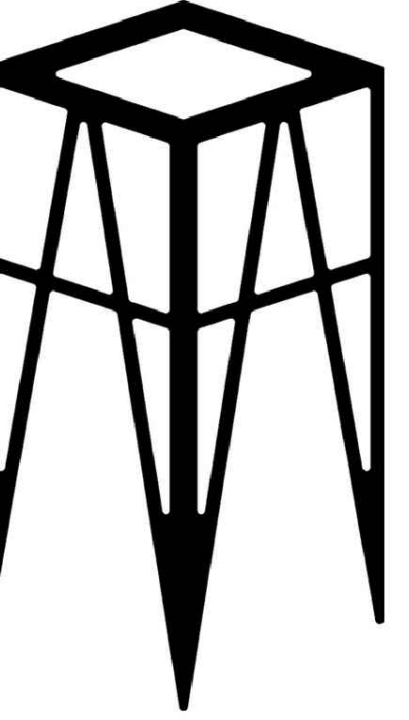
PROPOSED LOWER LEVEL FLOOR PLAN

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



EXISTING LOWER LEVEL FLOOR PLAN

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



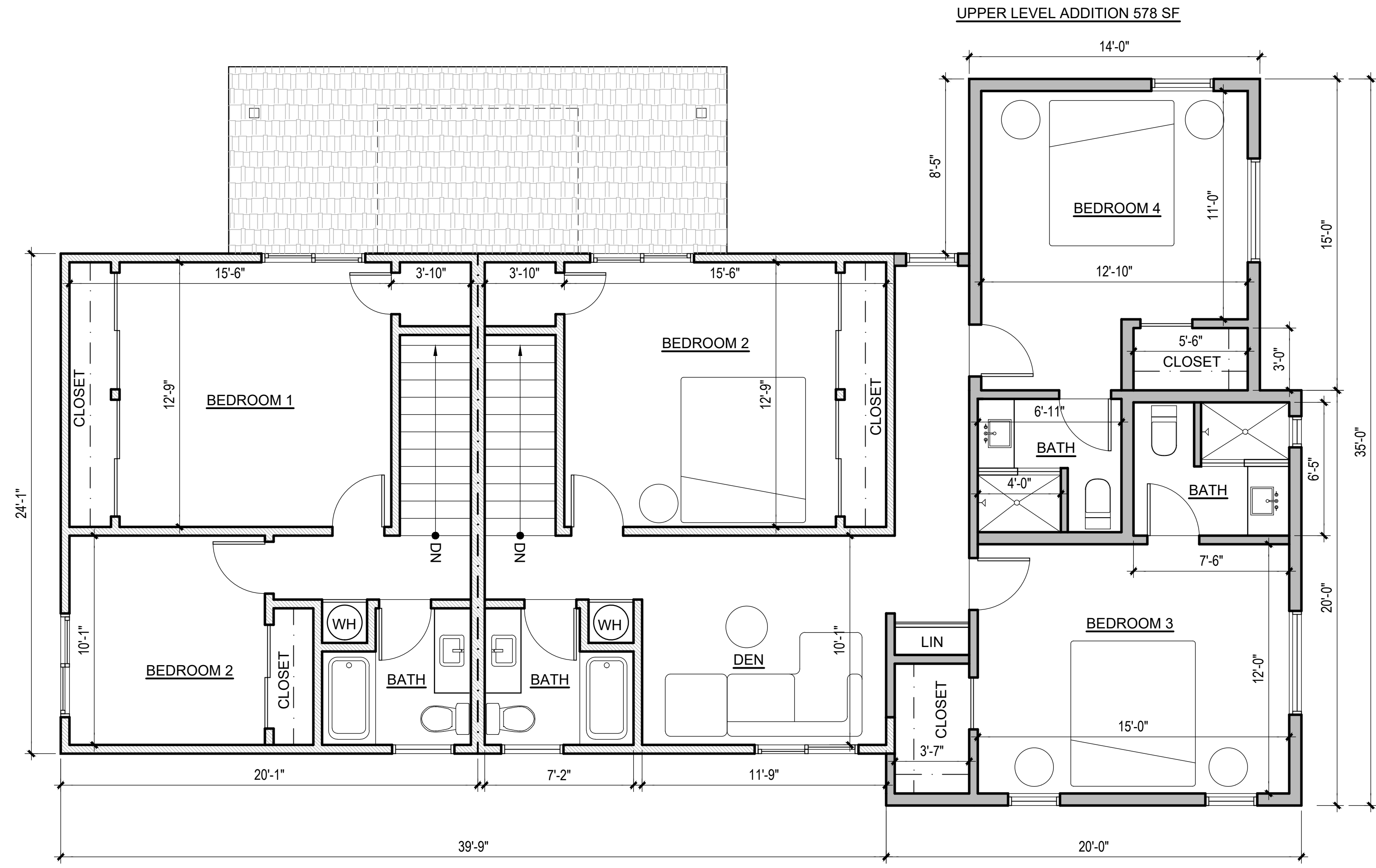
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AS-BUILT DRAWINGS	9-04-2019

DESCRIPTION	DATE
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**DUPLEX ADDITION
608 WEST ASPEN AVE.
FLAGSTAFF, AZ**

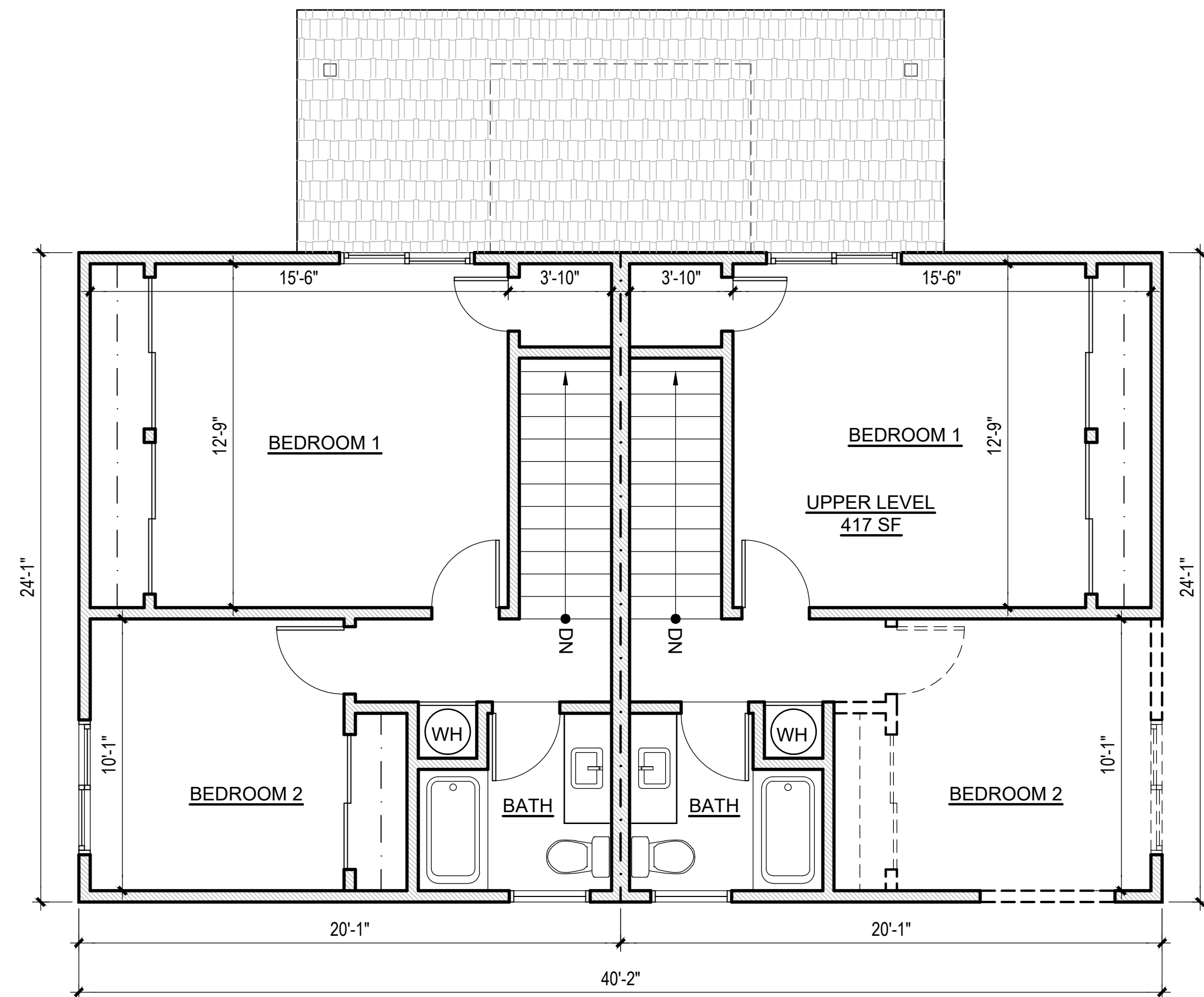
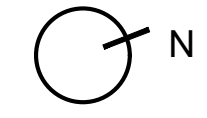
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LOWER LEVEL PLANS

A1.0



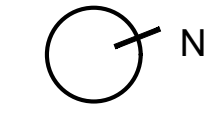
PROPOSED UPPER LEVEL FLOOR PLAN

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



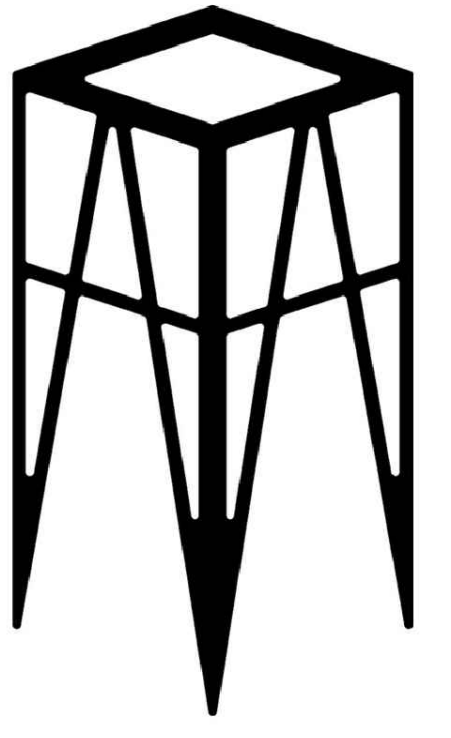
EXISTING UPPER LEVEL FLOOR PLAN

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



UPPER LEVEL ADDITION 578 SF

UPDESIGN studio



ARCHITECTURE
FLAGSTAFF, ARIZONA
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520-780-8746
UPDESIGNSOLUTIONS@GMAIL.COM

304 S. ELDEN STREET
FLAGSTAFF, ARIZONA 86001



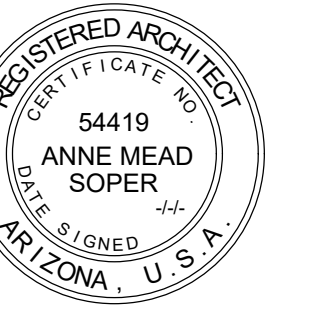
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**DUPLEX ADDITION
608 WEST ASPEN AVE.
FLAGSTAFF, AZ**

SHEET TITLE:
UPPER LEVEL PLANS

A1.1



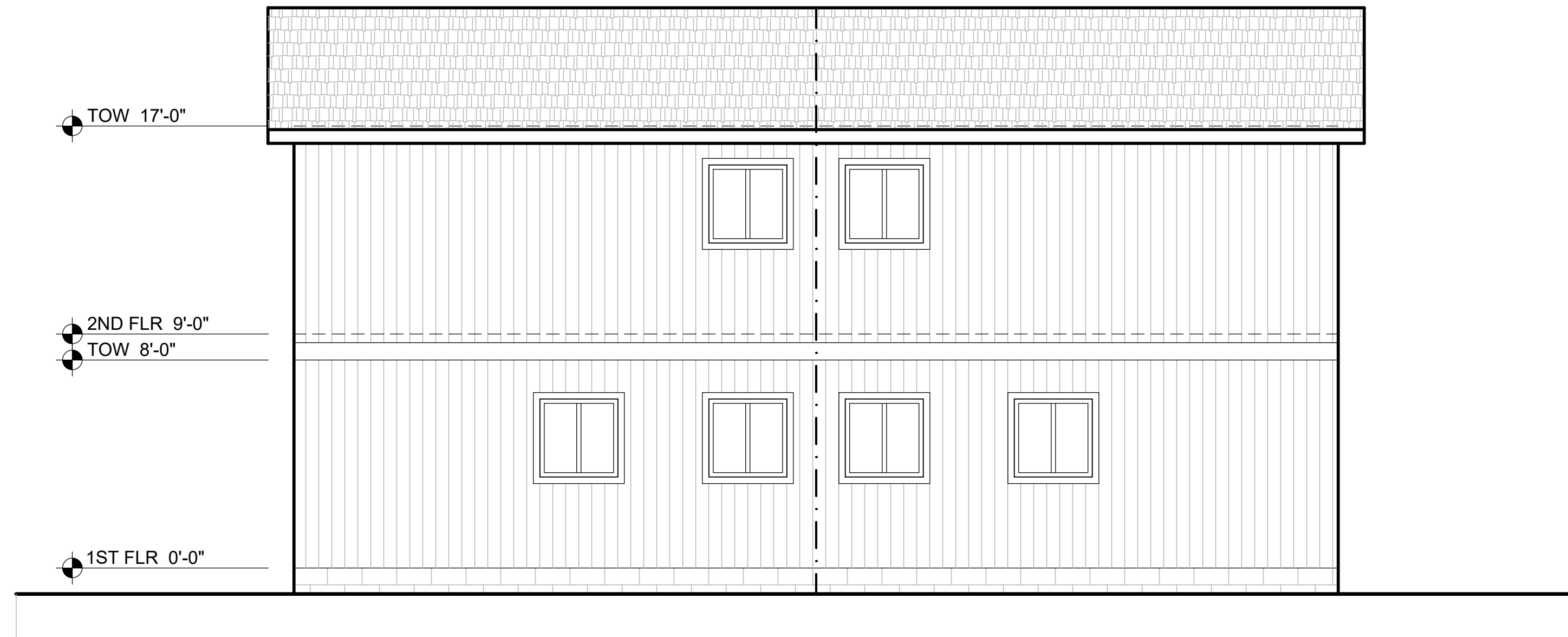
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FLAGSTAFF, AZ

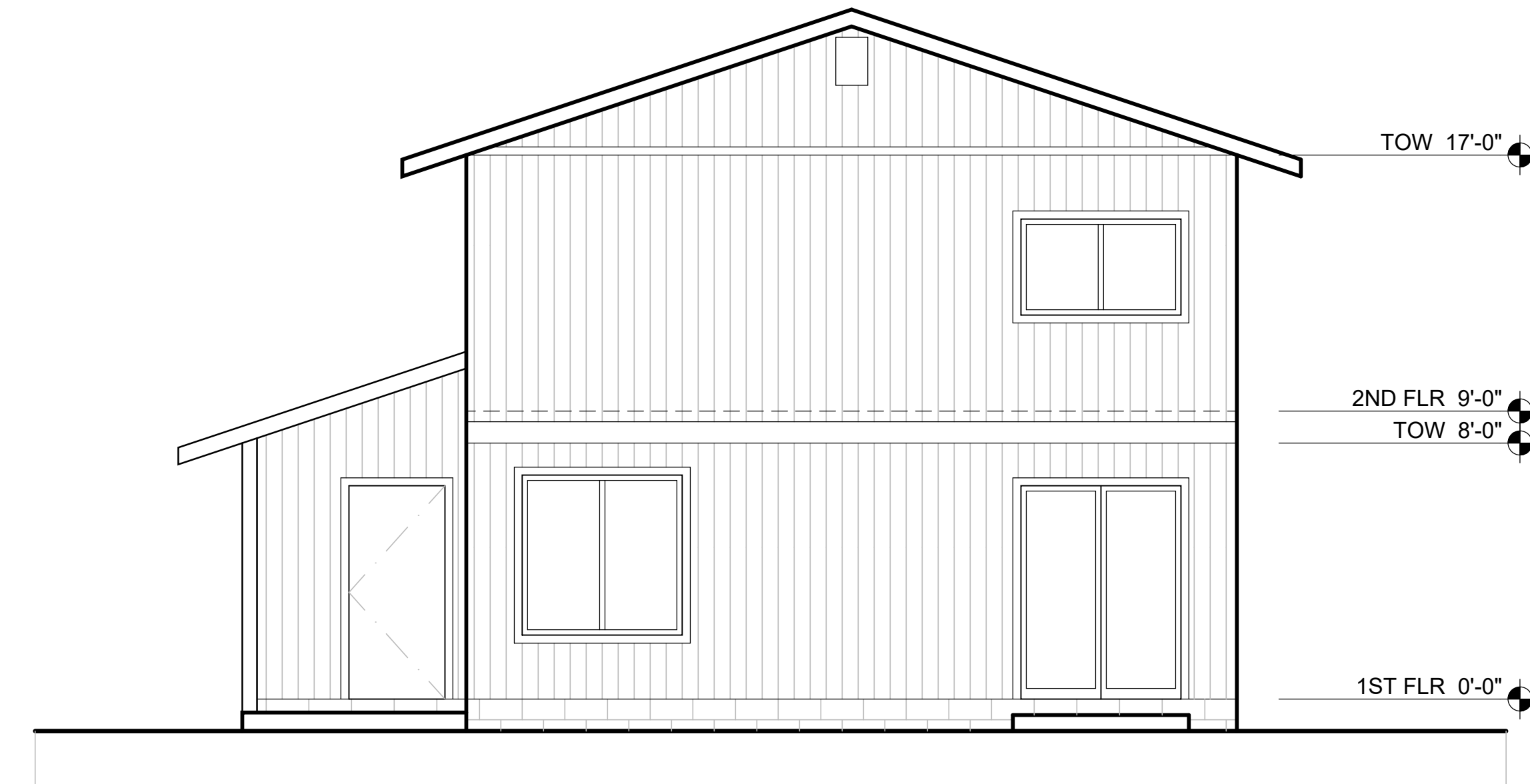
SHEET TITLE:
EXISTING ELEVATIONS

A2.0



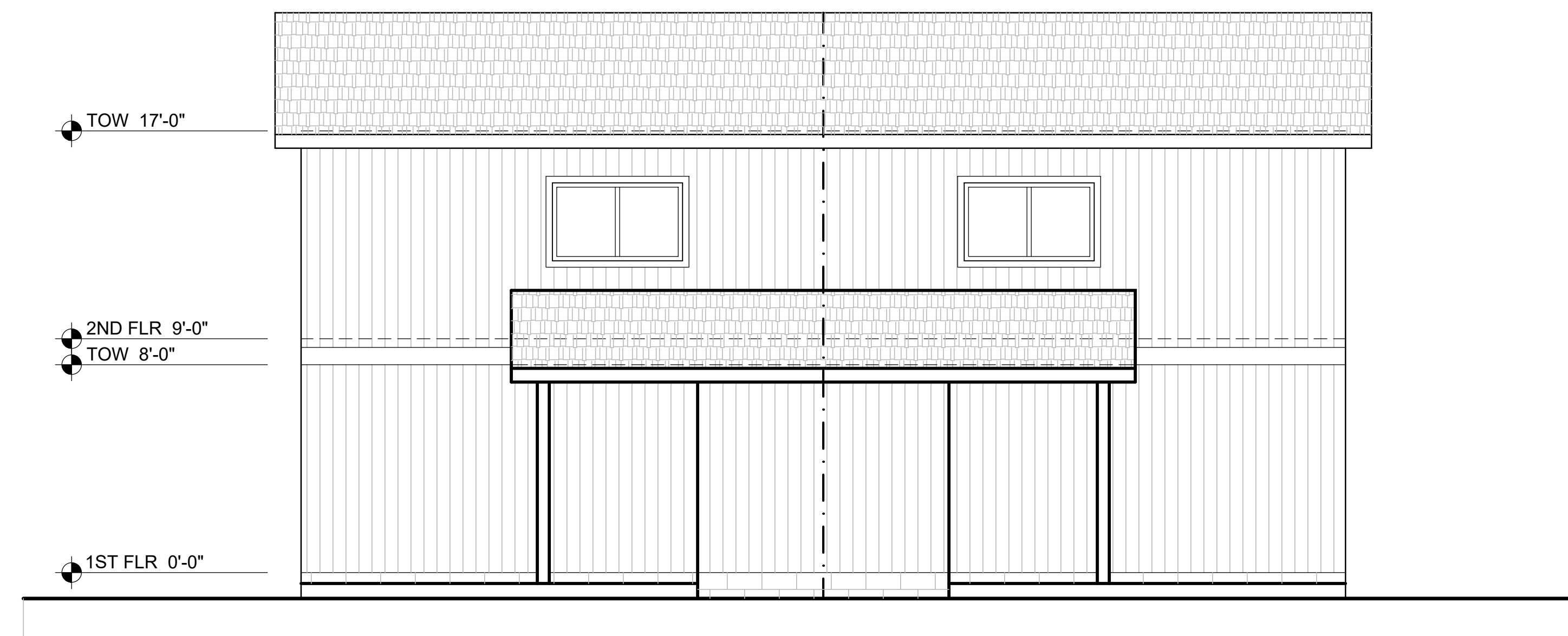
EXISTING SIDE (EAST) ELEVATION

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



EXISTING FRONT (SOUTH) ELEVATION

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



EXISTING SIDE (WEST) ELEVATION

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



EXISTING REAR (NORTH) ELEVATION

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



PROPOSED SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



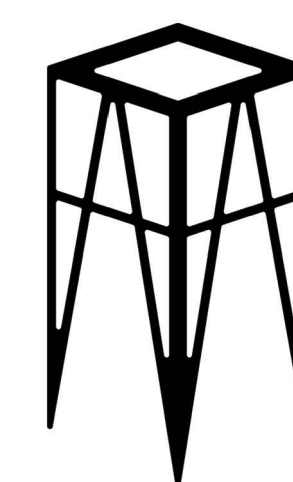
PROPOSED FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

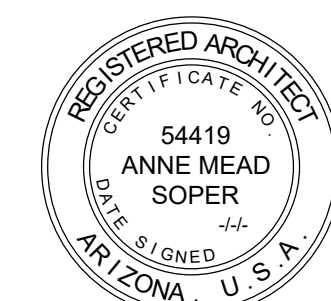


PROPOSED REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



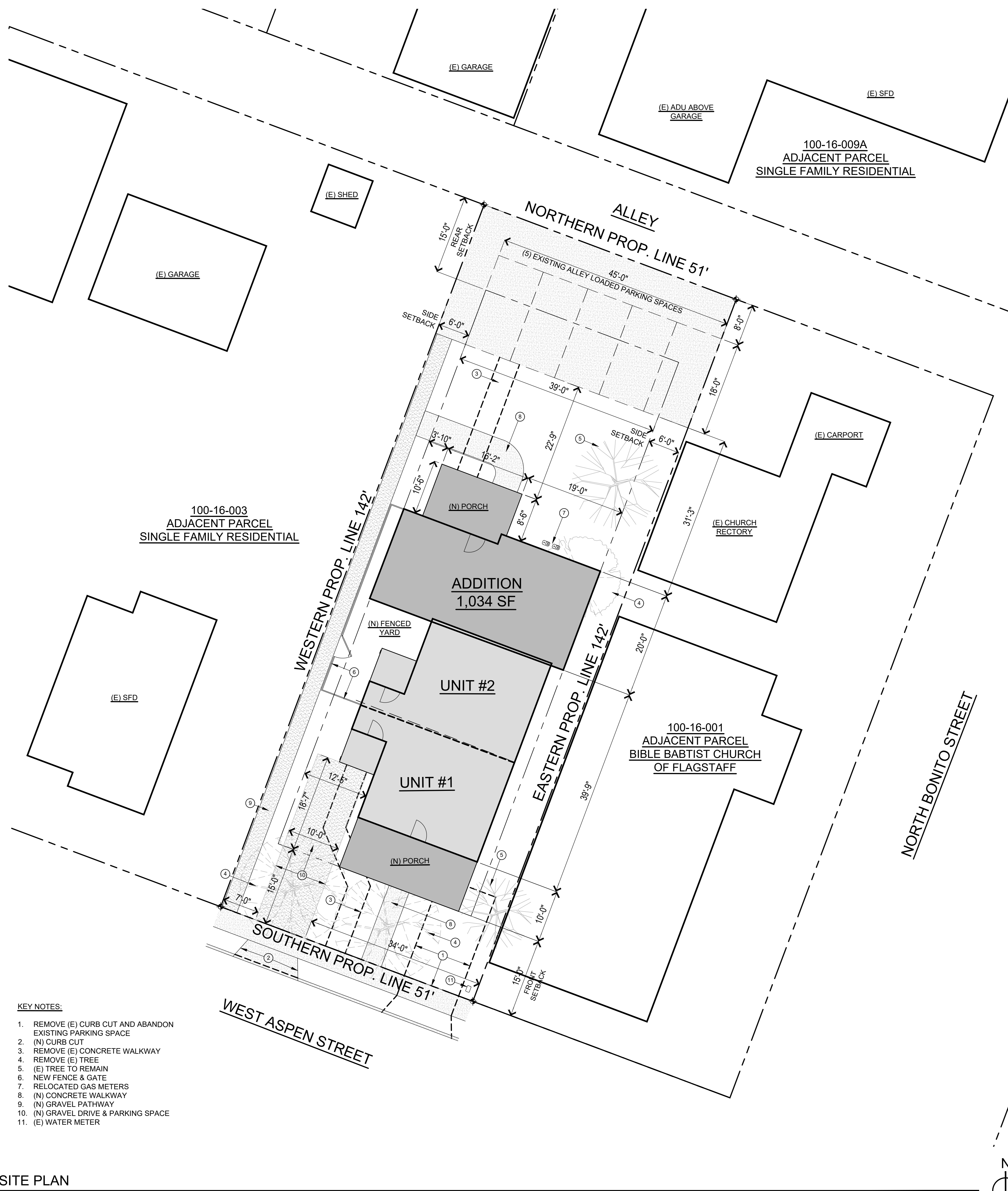
DUPLEX ADDITION 608 WEST ASPEN AVE. FLAGSTAFF, AZ

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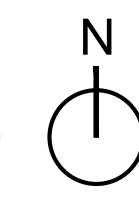
SHEET TITLE:
PROPOSED
ELEVATIONS

A2.0



- KEY NOTES:**
1. REMOVE (E) CURB CUT AND ABANDON EXISTING PARKING SPACE
 2. (N) CURB CUT
 3. REMOVE (E) CONCRETE WALKWAY
 4. REMOVE (E) TREE
 5. (E) TREE TO REMAIN
 6. NEW FENCE & GATE
 7. RELOCATED GAS METERS
 8. (N) CONCRETE WALKWAY
 9. (N) GRAVEL PATHWAY
 10. (N) GRAVEL DRIVE & PARKING SPACE
 11. (E) WATER METER

SITE PLAN
SCALE: 1" = 10'-0"



DUPLEX ADDITION

608 WEST ASPEN AVENUE

FLAGSTAFF, ARIZONA

APN : 100-16-002

PROJECT DIRECTORY

OWNER
JOEL AND ROSEMARY AGENA
9786 E DESERT JEWEL DR
SCOTTSDALE, AZ 85255

ARCHITECT
UPDESIGN STUDIO
ANNE SOPER, RA 54419
520-780-8746

GOVERNING CODES

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- A1.0 EXISTING & PROPOSED 1ST LEVEL FLOOR PLANS
- A1.1 EXISTING & PROPOSED 2ND LEVEL FLOOR PLANS
- A1.2 EXISTING & PROPOSED ROOF PLANS
- A2.0 EXISTING ELEVATIONS
- A2.1 PROPOSED ELEVATIONS

AREA CALCULATIONS

PARCEL AREA: 7,242 SF
EXISTING COVERAGE: 1,128 SF (16%)
ADDITIONAL COVERAGE: 1,034 SF
TOTAL PROPOSED COVERAGE: 2,162 SF (30%)

LIVING AREAS

UNIT 1
LOWER LEVEL: 478 SF NET 492 SF GROSS
UPPER LEVEL: 417 SF NET 484 SF GROSS
TOTAL AREA: 895 SF NET 976 SF GROSS

UNIT 2
LOWER LEVEL: 478 SF NET 492 SF GROSS
UPPER LEVEL: 417 SF NET 484 SF GROSS
TOTAL AREA: 895 SF NET 976 SF GROSS

ADDITION
(N) LOWER LEVEL: 456 SF NET 529 SF GROSS
(N) UPPER LEVEL: 578 SF NET 626 SF GROSS
TOTAL AREA: 1,034 SF NET 1,155 SF GROSS

PORCHES
(E) UNIT 1 PORCH 47 SF
(E) UNIT 2 PORCH 47 SF
(N) FRONT PORCH 241 SF
(N) BACK PORCH 168 SF
(N) COVERED PATIO 98 SF
TOTAL 601 SF

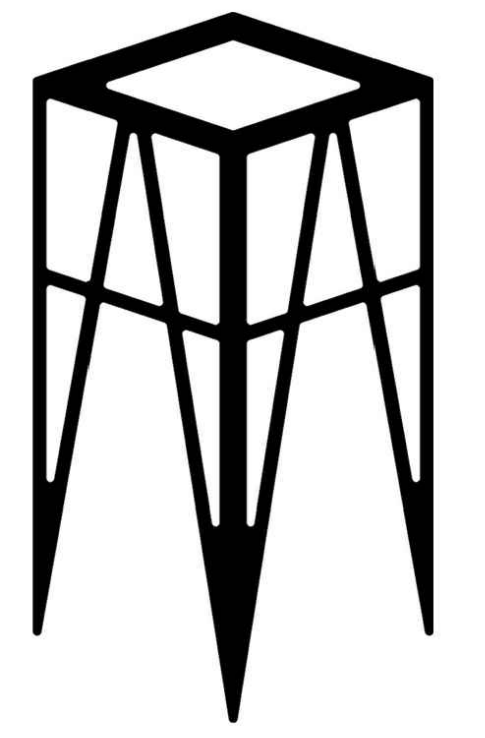
YARDS
FRONT YARD 509 SF
REAR YARD 1,374 SF

PARKING
(N) FRONT DRIVEWAY AND PARKING SPACE 335 SF
(E) REAR PARKING SPACES 1,326 SF

PARCEL PROFILE

APN: 100-16-002
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PARCEL AREA: 7,242 SF
CONVENTIONAL ZONING: R1N
TRANSECT ZONING: T3N.1
OVERLAY ZONING: TOWNSITE
SETBACKS: FRONT: 15' SIDE: 6' REAR: 15'
MAX BUILDING HEIGHT: 2 STORIES, 24'
MAX SITE COVERAGE: 35%
EXISTING STRUCTURE: DUPLEX, BUILT 1996

UPDESIGN
studio



ARCHITECTURE
FLAGSTAFF, ARIZONA
UP-DESIGNSTUDIO.COM

520-780-8746
UPDESIGNSOLUTIONS@GMAIL.COM

304 S. ELDEN STREET
FLAGSTAFF, ARIZONA 86001



JOB NO. 19-024

HFC APPLICATION	07-02-2020
DD1.0	03-23-2020
SD 3.1	02-17-2020
SD 3	01-31-2020
SD 2	11-21-2019
OVER UNDER ALTERNATE	10-15-2019
SCHEMATIC DESIGN 1	9-13-2019
AS-BUILT DRAWINGS	9-04-2019

DESCRIPTION	DATE
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DUPLEX ADDITION
608 WEST ASPEN AVE.
FLAGSTAFF, AZ

SHEET TITLE:
SITE PLAN

A0.0



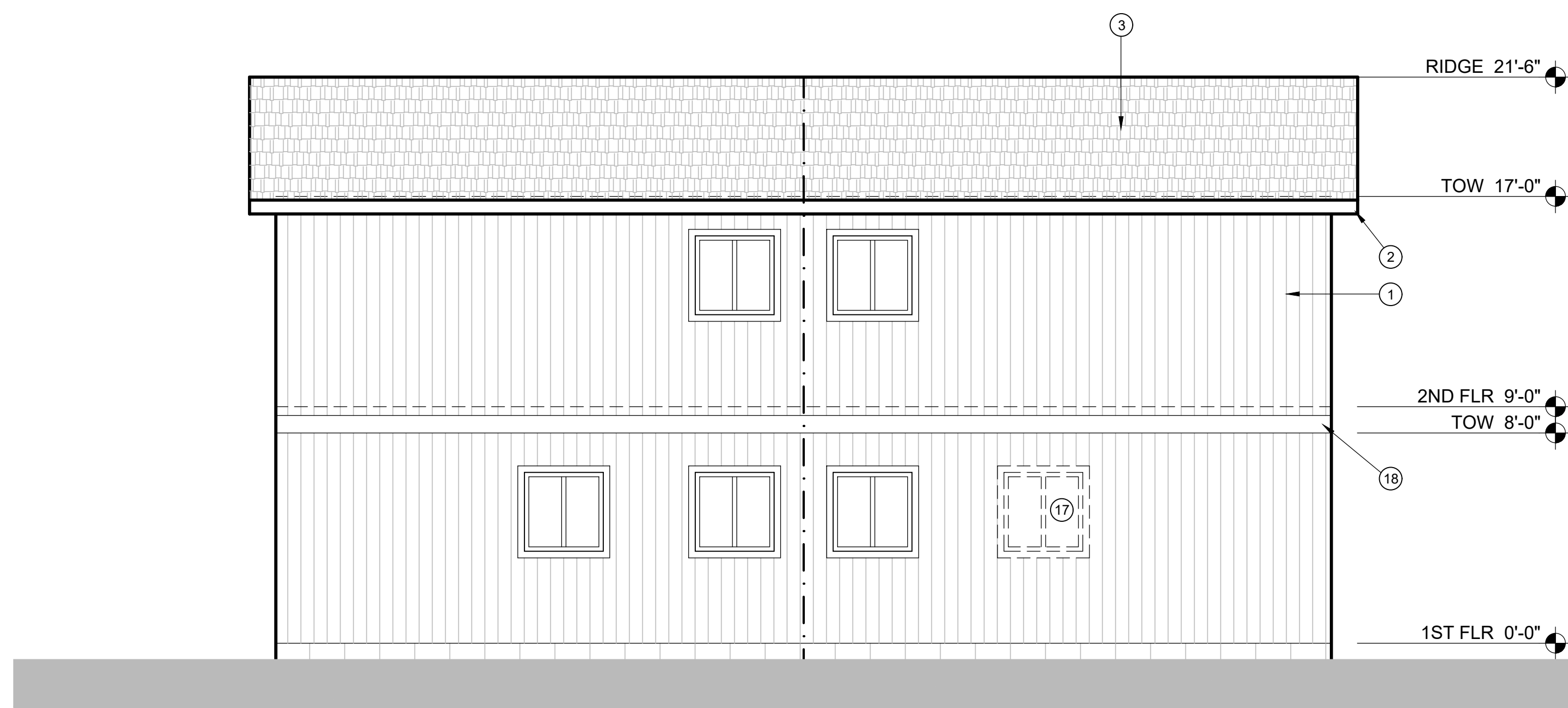
4. PROPOSED SIDE (EAST) ELEVATION

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



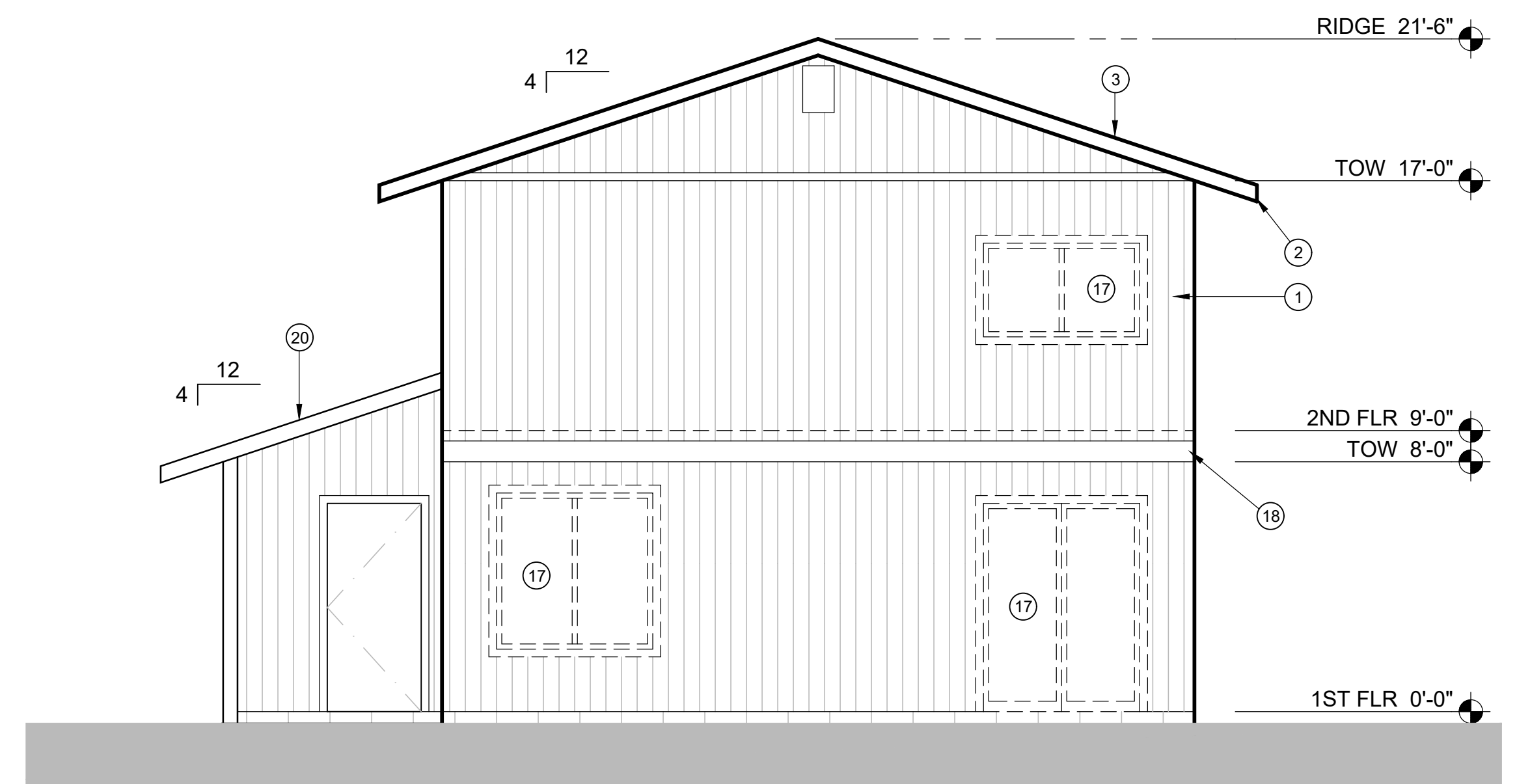
2. PROPOSED FRONT (SOUTH) ELEVATION

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



3. EXISTING SIDE (EAST) ELEVATION

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



1. EXISTING FRONT (SOUTH) ELEVATION

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

KEY NOTES

- | | | |
|---|--|--|
| <p>1. EXISTING SIDING TO REMAIN, PRIME AND PAINT (COLOR: BENJAMIN MOORE - TOPSOIL CC-692)</p> <p>2. EXISTING FASCIA TO REMAIN, PRIME AND PAINT (COLOR: BENJAMIN MOORE - EBONY SLATE 2118-30)</p> <p>3. EXISTING ASPHALT SHINGLE ROOFING TO REMAIN</p> <p>4. (N) VERTICAL PANEL SIDING TO MATCH (E)</p> <p>5. (N) FASCIA TO MATCH (E), PROVIDE 2" METAL DRIPEDGE TYPICAL THROUGHOUT</p> <p>6. (N) ASPHALT SHINGLE ROOFING TO MATCH (E)</p> <p>7. (N) A606 CORRUGATED STEEL ROOFING</p> <p>8. (N) A606 CORRUGATED STEEL SIDING</p> <p>9. (N) DOUG FIR POST, PROVIDE 2 COATS SUPERDECK STAIN (COLOR: REDWOOD) (PAINT ALL HARDWARE BENJAMIN MOORE - EBONY SLATE 2118-30)</p> <p>10. (N) DOUG FIR BEAM, PROVIDE 2 COATS SUPERDECK STAIN (COLOR: REDWOOD) (PAINT ALL HARDWARE BENJAMIN MOORE - EBONY SLATE 2118-30)</p> | <p>11. (N) CONCRETE SLAB, PROVIDE CONTROL JOINTS AT 48" OC AND NON-SLIP BROOM FINISH</p> <p>12. (N) DOUBLE WYTHE MASONRY PONY WALL LAID IN STANDARD RUNNING BOND PATTERN. PROVIDE SUMMIT STRUCTURAL BRICK IN CHARCOAL IRONSPOT AND PRECAST CONCRETE WALL CAP.</p> <p>13. (N) DF HYBRID WINDOW BY JELD WEN. PROVIDE BLACK ALUMINUM CLADDING ON EXTERIOR</p> <p>14. (N) 5/4 X 4" TRIM, TYPICAL AT ALL OPENINGS, PRIME AND PAINT. (COLOR: BENJAMIN MOORE - NEON CELERY 2031-60)</p> <p>15. PRIME AND PAINT ALL EXPOSED ROOF SHEATHING AND RAFTER TAILS AT EAVES AND RAKES. (COLOR: BENJAMIN MOORE - NEON CELERY 2031-60)</p> <p>16. (N) DOOR PER DOOR SCHEDULE. SEE PLANS.</p> <p>17. REMOVE (E) DOOR / WINDOW</p> <p>18. 2X10 BELLY BAND, PRIME AND PAINT. (COLOR: BENJAMIN MOORE - EBONY SLATE 2118-30)</p> | <p>19. PORTIONS OF WALL TO BE REMOVED FOR INTEGRATION OF ADDITION. SEE PLANS.</p> <p>20. REMOVE (E) ROOFING</p> <p>21. (N) FENCING WITH HORIZONTAL CEDAR SLATS</p> |
|---|--|--|



DUPLEX ADDITION
608 WEST ASPEN AVE.
FLAGSTAFF, AZ

JOB NO. 19-024	
DESCRIPTION	DATE
HPC APPLICATION	07-02-2020
DD1.0	03-23-2020
SD 3.1	02-17-2020
SD 3	01-31-2020
SD 2	11-21-2019
OVER UNDER ALTERNATE	10-15-2019
SCHEMATIC DESIGN 1	9-13-2019
AS-BUILT DRAWINGS	9-04-2019



SHEET TITLE:
ELEVATIONS

A2.0



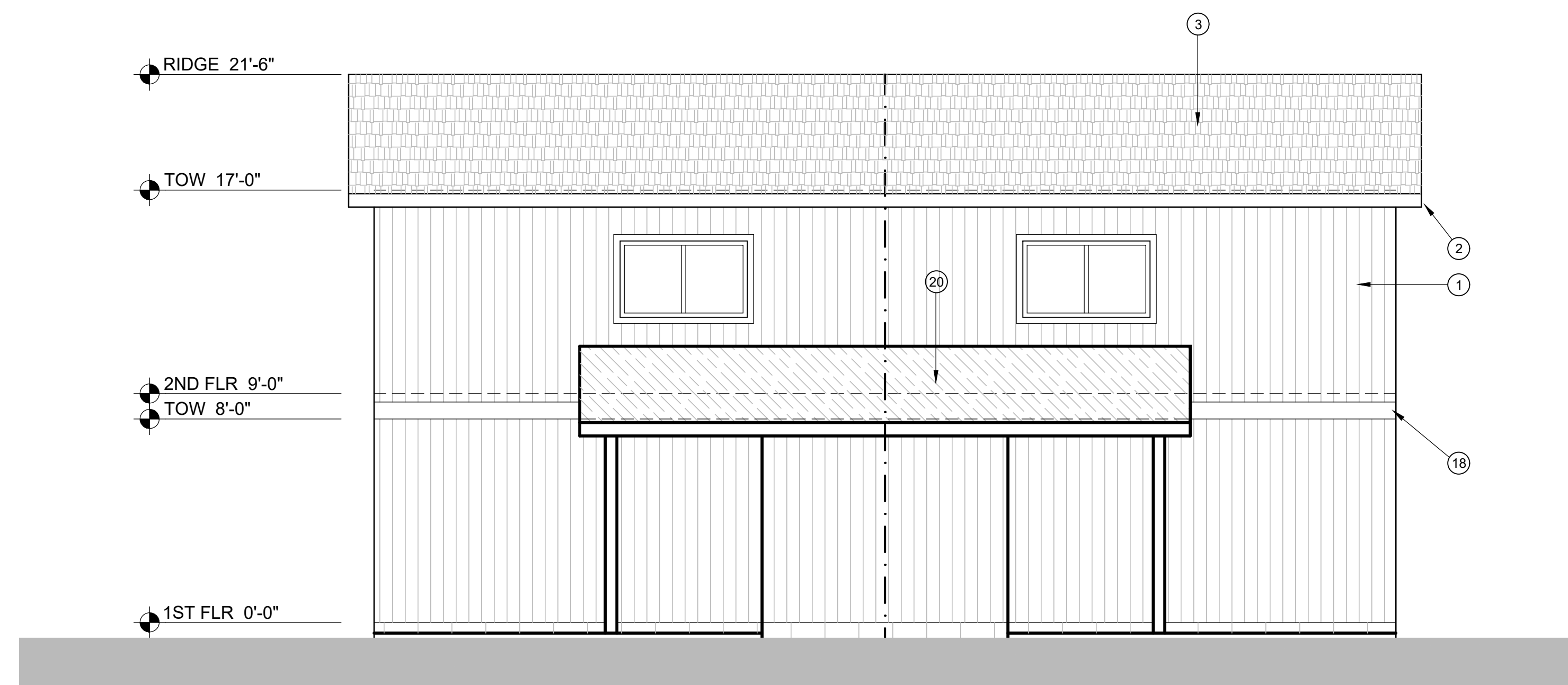
4. PROPOSED SIDE (WEST) ELEVATION

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



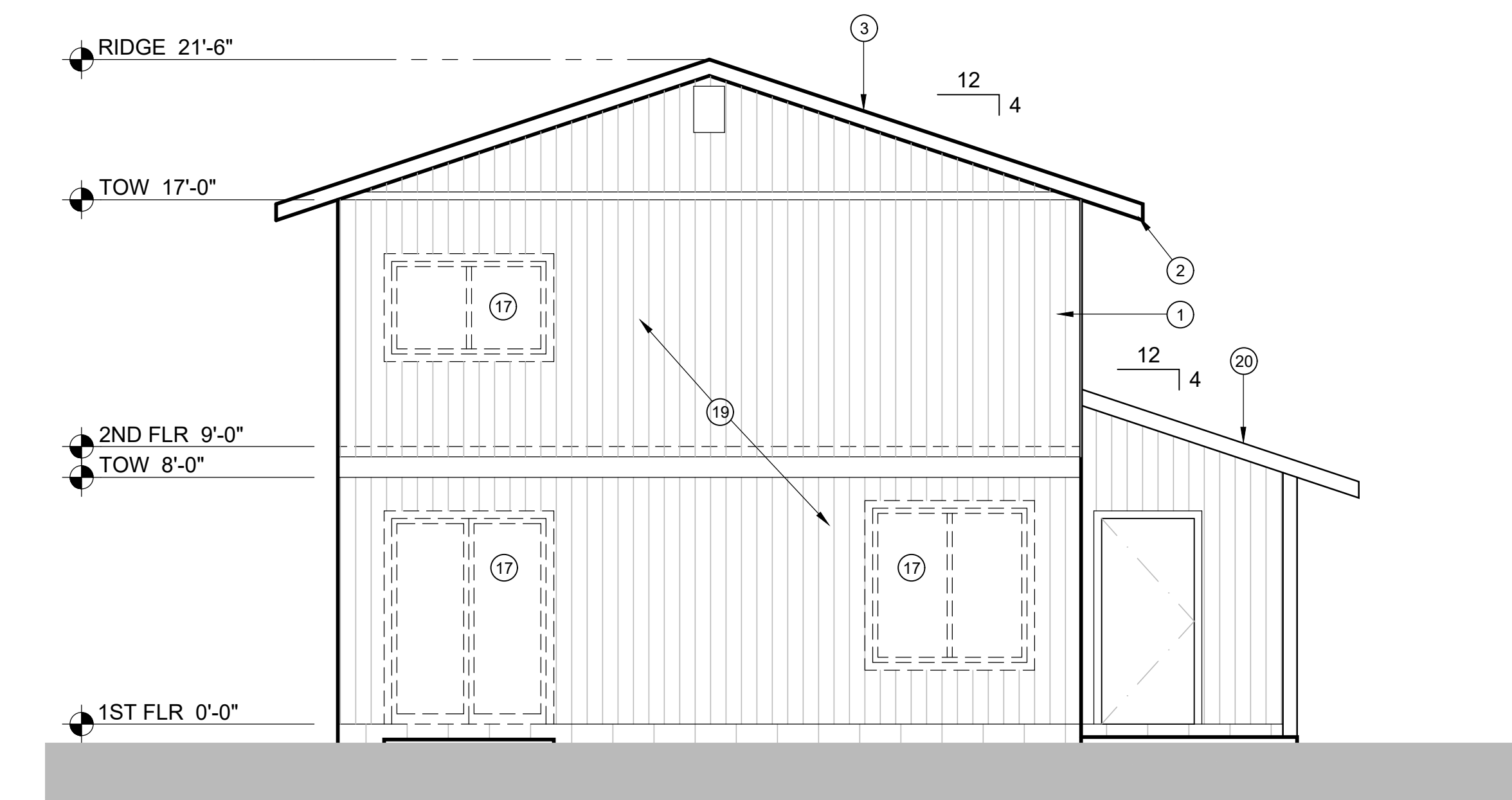
2. PROPOSED REAR (NORTH) ELEVATION

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



3. EXISTING SIDE (WEST) ELEVATION

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



1. EXISTING REAR (NORTH) ELEVATION

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

KEY NOTES

1. EXISTING SIDING TO REMAIN, PRIME AND PAINT (COLOR: BENJAMIN MOORE - TOPSOIL CC-692)
2. EXISTING FASCIA TO REMAIN, PRIME AND PAINT (COLOR: BENJAMIN MOORE - EBONY SLATE 2118-30)
3. EXISTING ASPHALT SHINGLE ROOFING TO REMAIN
4. (N) VERTICAL PANEL SIDING TO MATCH (E)
5. (N) FASCIA TO MATCH (E), PROVIDE 2" METAL DRIPEDGE TYPICAL THROUGHOUT
6. (N) ASPHALT SHINGLE ROOFING TO MATCH (E)
7. (N) A606 CORRUGATED STEEL ROOFING
8. (N) A606 CORRUGATED STEEL SIDING
9. (N) DOUG FIR POST. PROVIDE 2 COATS SUPERDECK STAIN (COLOR: REDWOOD) (PAINT ALL HARDWARE BENJAMIN MOORE - EBONY SLATE 2118-30)
10. (N) DOUG FIR BEAM. PROVIDE 2 COATS SUPERDECK STAIN (COLOR: REDWOOD) (PAINT ALL HARDWARE BENJAMIN MOORE - EBONY SLATE 2118-30)
11. (N) CONCRETE SLAB, PROVIDE CONTROL JOINTS AT 48" OC AND NON-SLIP BROOM FINISH
12. (N) DOUBLE WYTHE MASONRY PONY WALL LAID IN STANDARD RUNNING BOND PATTERN. PROVIDE SUMMIT STRUCTURAL BRICK IN CHARCOAL IRONSPOT AND PRECAST CONCRETE WALL CAP.
13. (N) DF HYBRID WINDOW BY JELD WEN. PROVIDE BLACK ALUMINUM CLADDING ON EXTERIOR
14. (N) 5/4 X 4" TRIM, TYPICAL AT ALL OPENINGS, PRIME AND PAINT. (COLOR: BENJAMIN MOORE - NEON CELERY 2031-60)
15. PRIME AND PAINT ALL EXPOSED ROOF SHEATHING AND RAFTER TAILS AT EAVES AND RAKES. (COLOR: BENJAMIN MOORE - NEON CELERY 2031-60)
16. (N) DOOR PER DOOR SCHEDULE. SEE PLANS.
17. REMOVE (E) DOOR / WINDOW
18. 2X10 BELLY BAND, PRIME AND PAINT. (COLOR: BENJAMIN MOORE - EBONY SLATE 2118-30)
19. PORTIONS OF WALL TO BE REMOVED FOR INTEGRATION OF ADDITION. SEE PLANS.
20. REMOVE (E) ROOFING
21. (N) FENCING WITH HORIZONTAL CEDAR SLATS



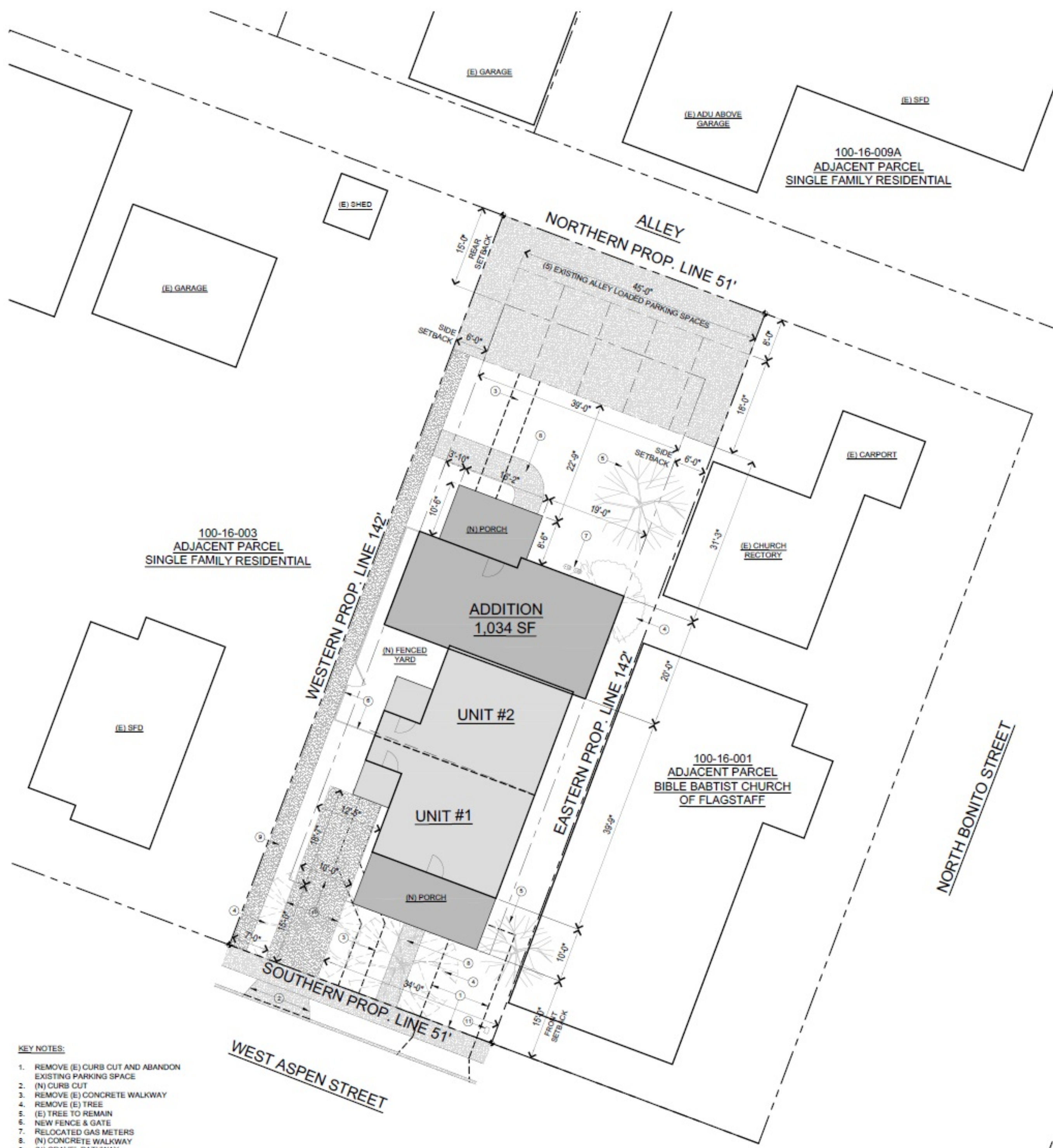
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A2.1

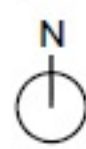


100-16-003
ADJACENT PARCEL
SINGLE FAMILY RESIDENTIAL

100-16-009A
ADJACENT PARCEL
SINGLE FAMILY RESIDENTIAL

100-16-001
ADJACENT PARCEL
BIBLE BAPTIST CHURCH
OF FLAGSTAFF

- KEY NOTES:**
1. REMOVE (E) CURB CUT AND ABANDON EXISTING PARKING SPACE
 2. (N) CURB CUT
 3. REMOVE (E) CONCRETE WALKWAY
 4. REMOVE (E) TREE
 5. (E) TREE TO REMAIN
 6. NEW FENCE & GATE
 7. RELOCATED GAS METERS
 8. (N) CONCRETE WALKWAY
 9. (N) GRAVEL PATHWAY
 10. (N) GRAVEL DRIVE & PARKING SPACE
 11. (E) WATER METER



**608 WEST ASPEN AVENUE
RENOVATION AND ADDITION**



PERSPECTIVE VIEW FROM SW







