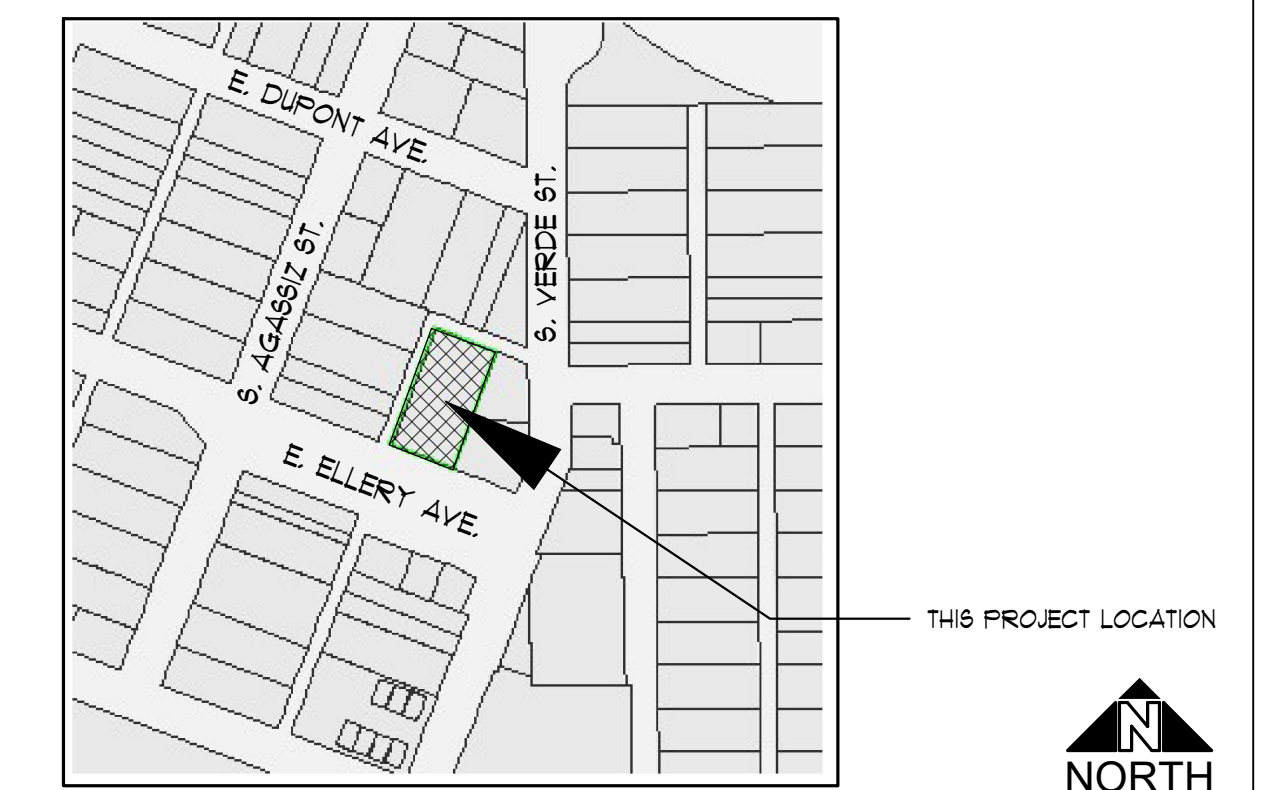


# Site Plan for 214 East Ellery Foundations Building & Development Flagstaff, Arizona

## PROJECT INFORMATION :

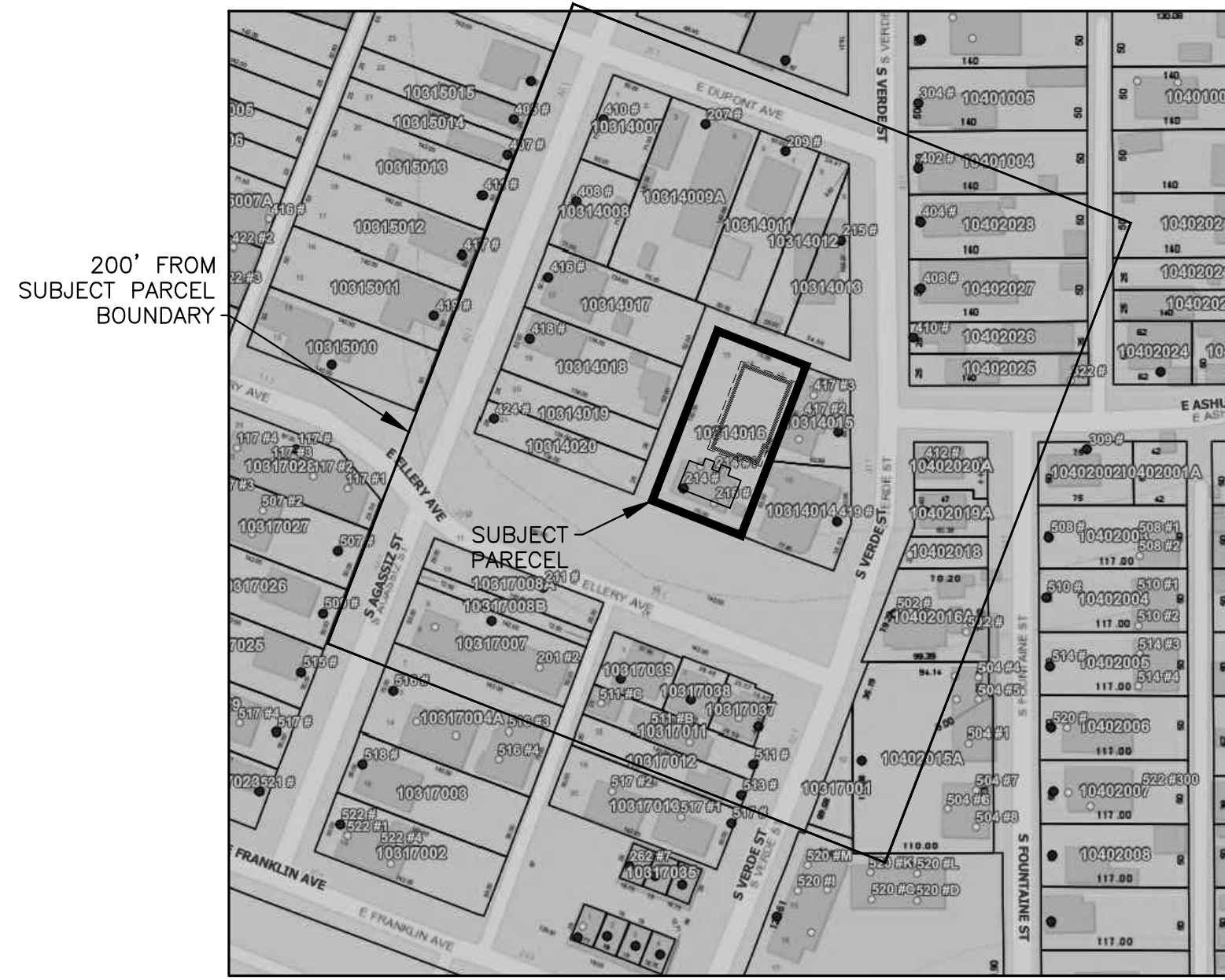
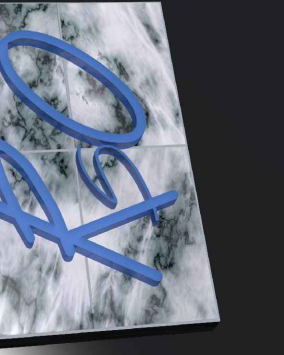
DEVELOPMENT NAME:	214 EAST ELLERY
SITE ADDRESS:	214 EAST ELLERY AVE., FLAGSTAFF, AZ 86001
ASSESSOR'S PARCEL NUMBER (APN):	103-14-016
PARCEL SIZE:	0.24 ACRES (10,646 SF)
ZONE DISTRICT:	HIGH DENSITY RESIDENTIAL (HR), (TAN.1)
DEVELOPER'S NAME, ADDRESS & PHONE NUMBER:	FOUNDATION BUILDING & DEVELOPMENT, LLC P.O. BOX 23721 FLAGSTAFF, AZ 86002 NICK BARRERAS 928-527-8100
PREPARER'S NAME, ADDRESS, & PHONE NUMBER:	R&O DESIGNS, LLC 1441 W. RANCHO FELIZ PL. TUCSON, AZ 85704 BOB O'BRIEN 928-978-1011
RESIDENTIAL: PROPOSED DWELLING UNITS PER ACRES/PERMITTED DWELLING UNITS PER ACRE BY ZONE DISTRICT:	1 DWELLING UNIT PER 2500SF ALLOWED 4 DWELLING UNITS MAX FOR 10,650 SF LOT 2 EXISTING DWELLING UNITS 2 PROPOSED DWELLING UNITS 4 TOTAL DWELLING UNITS IN TWO DUPLEX BUILDINGS
<b>BUILDING INFORMATION:</b>	
EXISTING BUILDING:	EXISTING DUPLEX BUILDING (2 STUDIO UNITS) 1002 SF (EXISTING BUILDING TO BE UNDISTURBED)
PROPOSED BUILDING:	
GROSS FLOOR AREA:	5946.88 SF
NUMBER OF FLOORS:	3
BUILDING HEIGHT:	MAX BUILDING HEIGHT 38'4" (HR ZONING MAX HEIGHT 60'4")
NUMBER OF UNITS:	2
BUILDING SQUARE FOOTAGE:	GROUND LEVEL: 1020.44 SF FIRST FLOOR UNIT: 2463.22 SF (UNIT #3) SECOND FLOOR UNIT: 2463.22 SF (UNIT #4)
PROPOSED INTERNATIONAL BUILDING CODE OCCUPANCY CLASS AND CONSTRUCTION TYPE:	CLASS R3 TYPE V-N
FIRE SPRINKLERS:	AUTOMATIC FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13R
PARKING CALCULATIONS:	PARKING SPACES REQUIRED: 9.5 TOTAL PARKING SPACES PROVIDED: 10 TOTAL
BICYCLE PARKING SPACES:	REQUIRED: 2 TOTAL PROVIDED: 2 TOTAL

## VICINITY MAP:



## INDEX OF DRAWINGS:

C6	COVER SHEET / PROJECT DATA
SP1	SITE PLAN - GENERAL INFORMATION
SP2	SITE PLAN - HORIZONTAL CONTROL
SP3	SITE PLAN - SUBJECT SITE
A1.1	GROUND LEVEL FLOOR PLAN
A1.2	FIRST FLOOR PLAN
A1.3	SECOND FLOOR PLAN
A1.4	EXISTING DUPLEX FLOOR PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A4.2	BUILDING SECTIONS
L1.1	LANDSCAPE PLAN
C1.1	GRADING & DRAINAGE PLAN
C1.2	DRAINAGE DOCUMENTATION



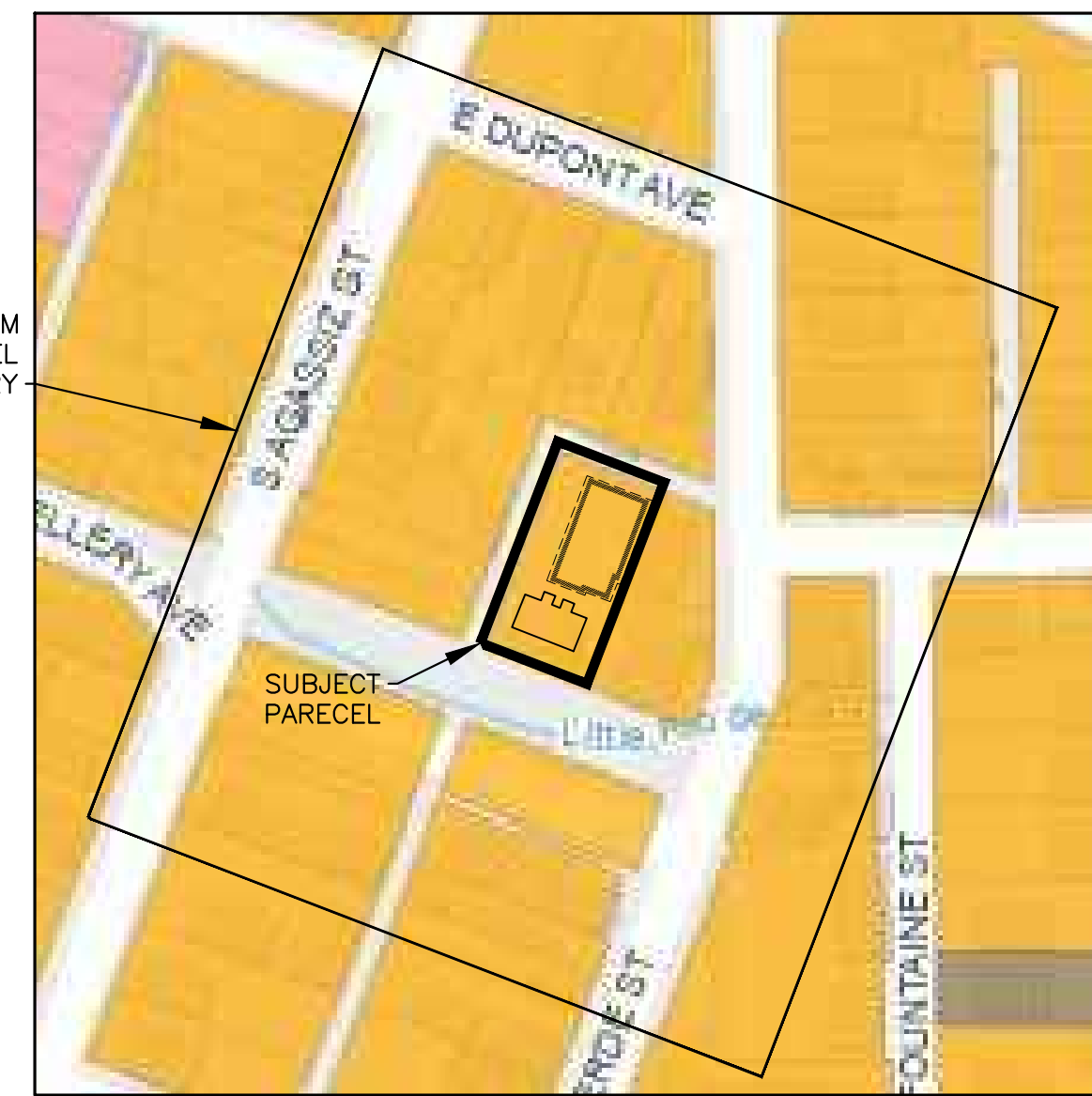
CONTEXT PLAN

103-14-016  
214 E. Ellery  
Foundation Building & Dev.

NTS



NORTH



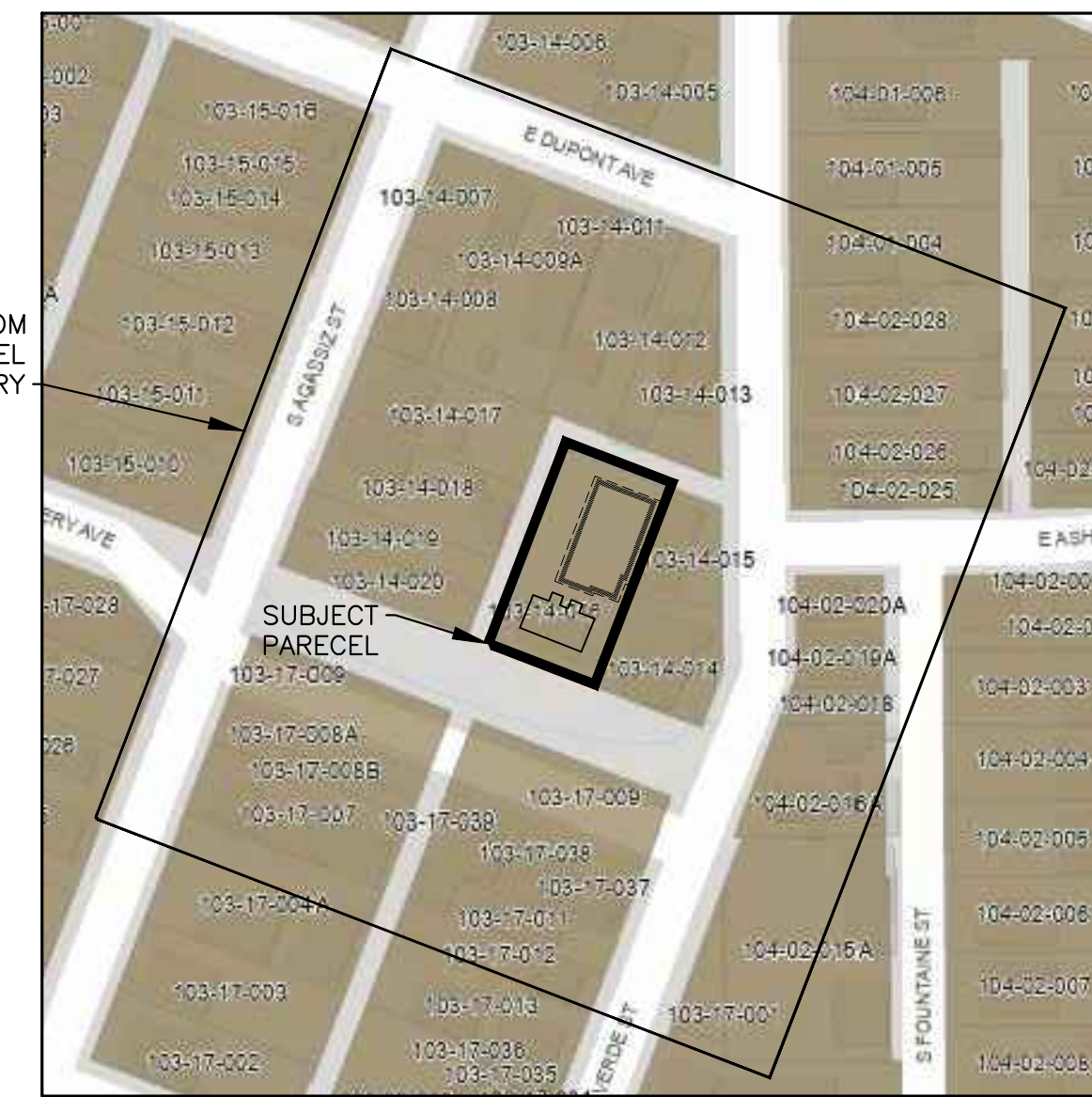
PARCELS WITHIN 200' OF SUBJECT PARCEL ARE ALL  
ZONED HR (HIGH DENSITY RESIDENTIAL)

ZONING HR

NTS



NORTH



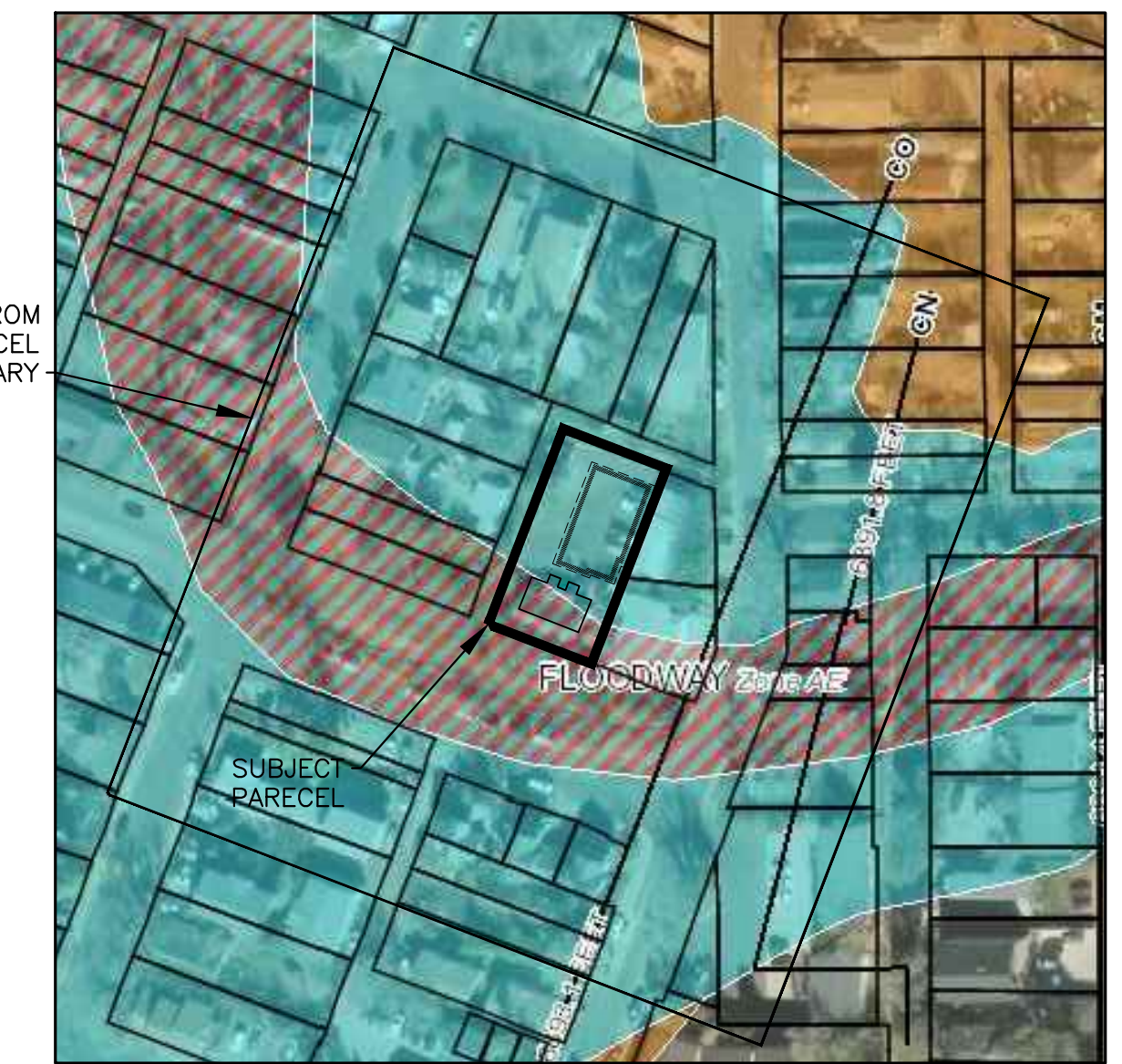
PARCELS WITHIN 200' OF SUBJECT PARCEL ARE ALL  
WITHIN THE T4 NEIGHBORHOOD 1 (T4N.1)

ZONING T4N.1

NTS



NORTH



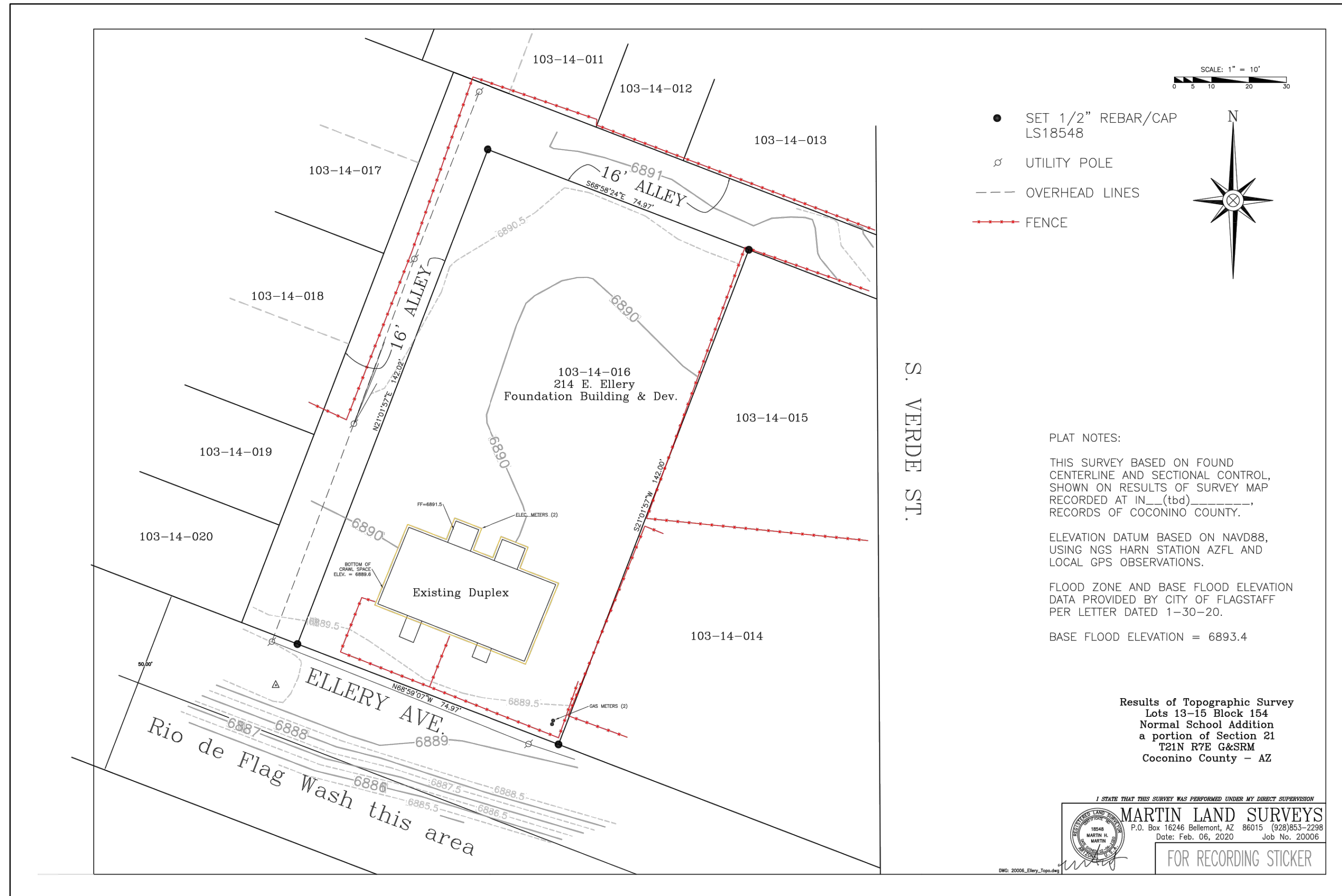
FLOODWAY ZONE AE  
FLOODPLAIN ZONE AE  
BFE: 6893.4

FEMA MAP

NTS



NORTH



EXISTING PARCEL INFORMATION

NTS

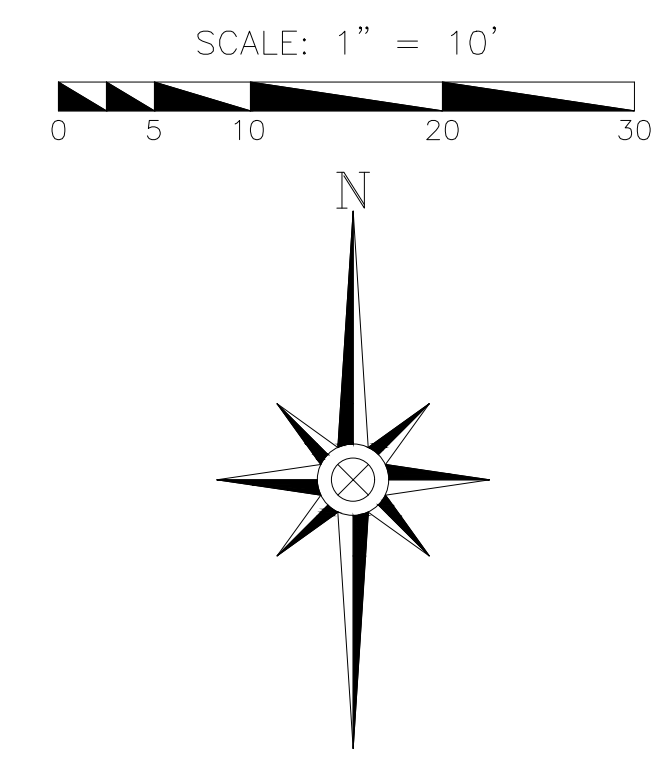
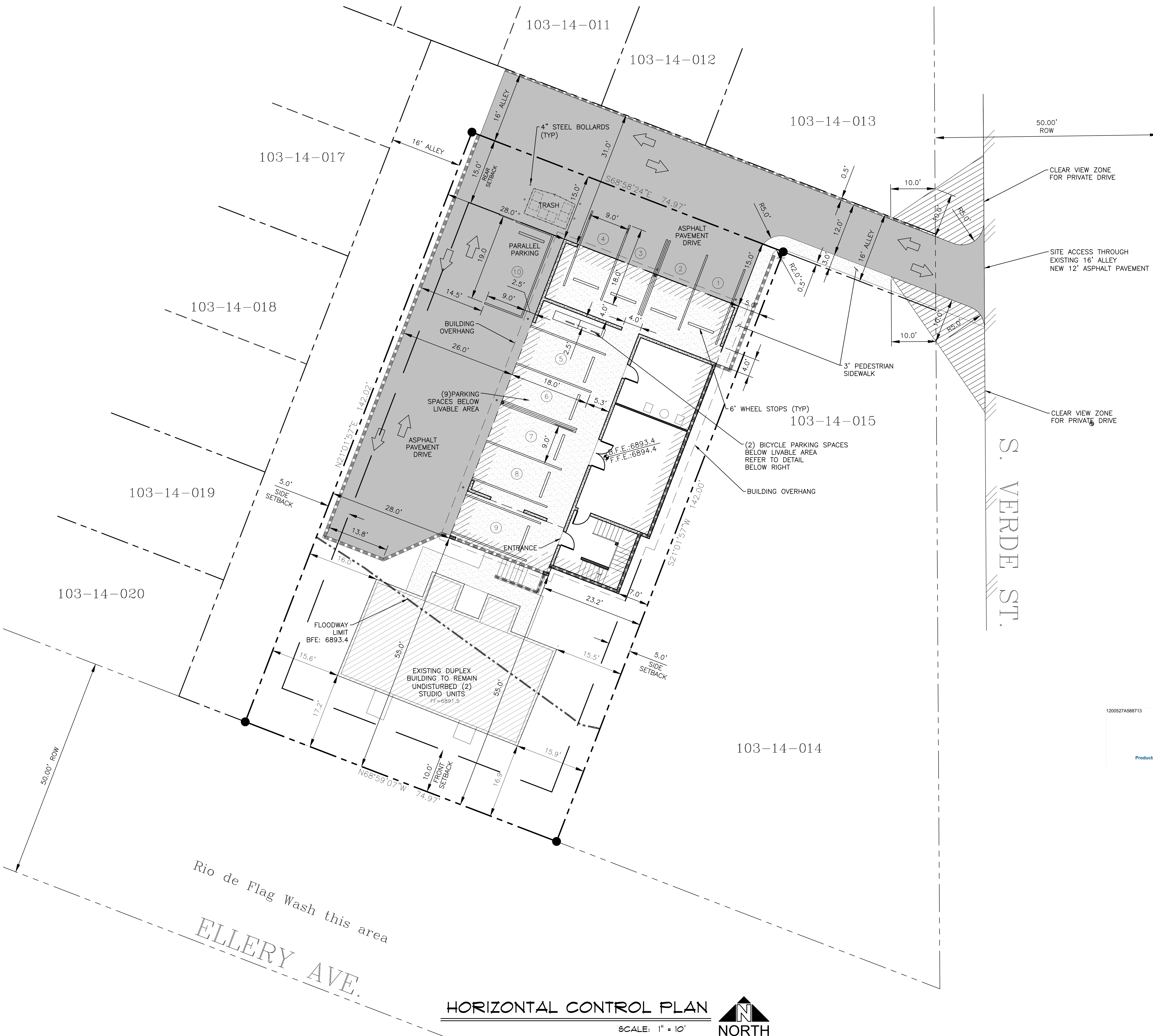
SHEET	SUBJECT SITE INFORMATION
SP1, SP2, SP3	• Scale, north arrow, date prepared, and legend
SP1, SP2	• Parcel boundaries and dimensions
SP1, SP3	• Contour lines at one-foot intervals (existing)
SP1	• Zone districts
SP1, SP2, SP3	• Building footprints (include limits of overhangs)
SP1, SP3	• Street improvements (e.g. curb, gutter, lane striping, sidewalks, fire hydrants, street lights, etc.)
SP1, SP2, SP3	• Dedicated rights-of-way and street names
SP2	• Points of access and driveways
SP2	• Clear view zones for points of access and driveways per AASHTO requirements
SP2	• Parking lots including circulation patterns and dimensions
SP2	• Bike racks/bike parking including manufacturer's specification sheets for bike racks/bike parking
SP1, SP3	• Location, size, and type of existing and proposed utilities (water, sewer, reclaim water mains, water services and meters)
SP1, SP3	• Location of Fire Department Connection, fire hydrants and fire lines
SP2	• Pedestrian facilities
SP3	• Open space and parks
SP3	• Solid waste dumpster enclosures including height, building material, and dumpster access turning movements per ASHTO SU-30 (see material management strategies <a href="http://flagstaff.az.gov/DocumentCenter/View/52570">http://flagstaff.az.gov/DocumentCenter/View/52570</a> )
N/A	• Easements, public and private, existing and proposed including description and dimensions
SP1, SP3	• Walls, fences, and retaining walls including height and building material, proposed monument sign location
SP2	• Minimum required setbacks indicated from subject site's boundaries (per zone district)
SP2	• Existing and proposed structure's measured setbacks from property line to closest points of building(s) for front, sides, and rear elevations
SP3	• Natural features including forest, mature trees (greater than 8" diameter at breast height (DBH)), slopes, and drainage courses
SP1, SP2, SP3	• FEMA 100-year floodplain elevations, flood zone (FEMA) and type (urban or rural), floodplain limits, floodway limits (if applicable) and rock outcroppings (see Section II.9 below)
SP3	• Total existing and total proposed onsite impervious surface area calculations (roof area, pavement, sidewalk, etc.)
SP3	• Total Runoff Capture Volume (ROCV) required (the volume of water from all new impervious surfaces from a 1" rain)
SP3	• Location of existing (if any) and proposed Detention Facilities and Low Impact Development (LID) Integrated Management Practices (IMPs) identify those IMP's to be utilized as ROCV facilities.
SP3	• Approximate area and volume of each of the IMP's to be utilized as ROCV facilities (total volume should equal or exceed the ROCV)
SP2, SP3	• Estimated finished floor elevations for all buildings

Account: R0046363

Location	Owner Information	Assessment History
Situs Address 214 E ELLERY AVE City FLAGSTAFF	Owner Name FOUNDATIONS BUILDING & DEVELOPMENT LLC Owner Address PO BOX 23727 FLAGSTAFF, AZ 86002	Full Cash Value (FCV) \$143,724 Limited Property Value (LPV) \$123,969 Primary Assessed \$12,397 Secondary Assessed \$14,372
Tax Area 0150 - SD#1 CITY OF FLAGSTAFF Legal Summary Subdivision: NORMAL SCHOOL ADD Block: 154 Lot: 13 THRU-- Lot: 15 Sixteenth: SE Quarter: NE Section: 21 Township: 21N Range: 07E Neighborhood 01.33 - SOUTH FLAGSTAFF TOWNSHIP		Tax Area: 0150 Primary Rate: 6.1315 Secondary Rate: 2.9565 Legal FCV LPV Primary Secondary Class Assessed Assessed 04.2 \$143,724 \$123,969 \$12,397 \$14,372

ACCESSOR'S INFORMATION

NTS



06-01-20  
REVISIONS  
-

1441 W RANCHO FELIZ PL  
TUCSON, ARIZONA 85704  
520-490-8432  
928-978-1017  
rsdesigns2000@gmail.com



NOTE:  
THERE DOES NOT APPEAR TO BE PUBLIC SIDEWALKS OR PATHWAYS OF ANY TYPE ADJACENT TO THIS PARCEL

**PARKING CALCULATIONS:**  
TOTAL EXISTING STUDIO UNITS: 2  
TOTAL NEW UNITS: 7.5  
SPACES REQUIRED: 9.5  
SPACES PROVIDED: 10  
BICYCLE PARKING: 2

200527A588713

Need help? Call us. 1-800-260-2776 / Live Chat / Email Us (M-F: 9-7 Eastern)  
School Outfitters is open and available to help you. We have inventory in stock and ready to ship.

Products Room Designs Brands Cooperative Purchasing Our Services Our Work Articles & Information

Home Outdoor Furniture & Park Equipment Bike Racks U Bike Rack Inground Mount

Ultra Play Systems  
**U Bike Rack - Inground Mount**  
★★★★★ Write a review Post a question Start a Live Chat

**\$88.99**  
SKU: LTP-60505  
Mount Type: Inground Mount

Select Options:  
Mount Type: Inground Mount

Choose a color: Yellow

Quantity: 1

Add to Cart

Specifications Description

Material:	13-gauge galvanized steel
Diameter:	1 7/8"
Capacity:	2 bikes
Other Info:	Inground mount
Warranty:	1 year limited
Width:	23 7/8"
Height:	36"
Assembly:	Ships Assembled
Product Weight (Lbs):	18
Shipping Method:	UPS / FedEx

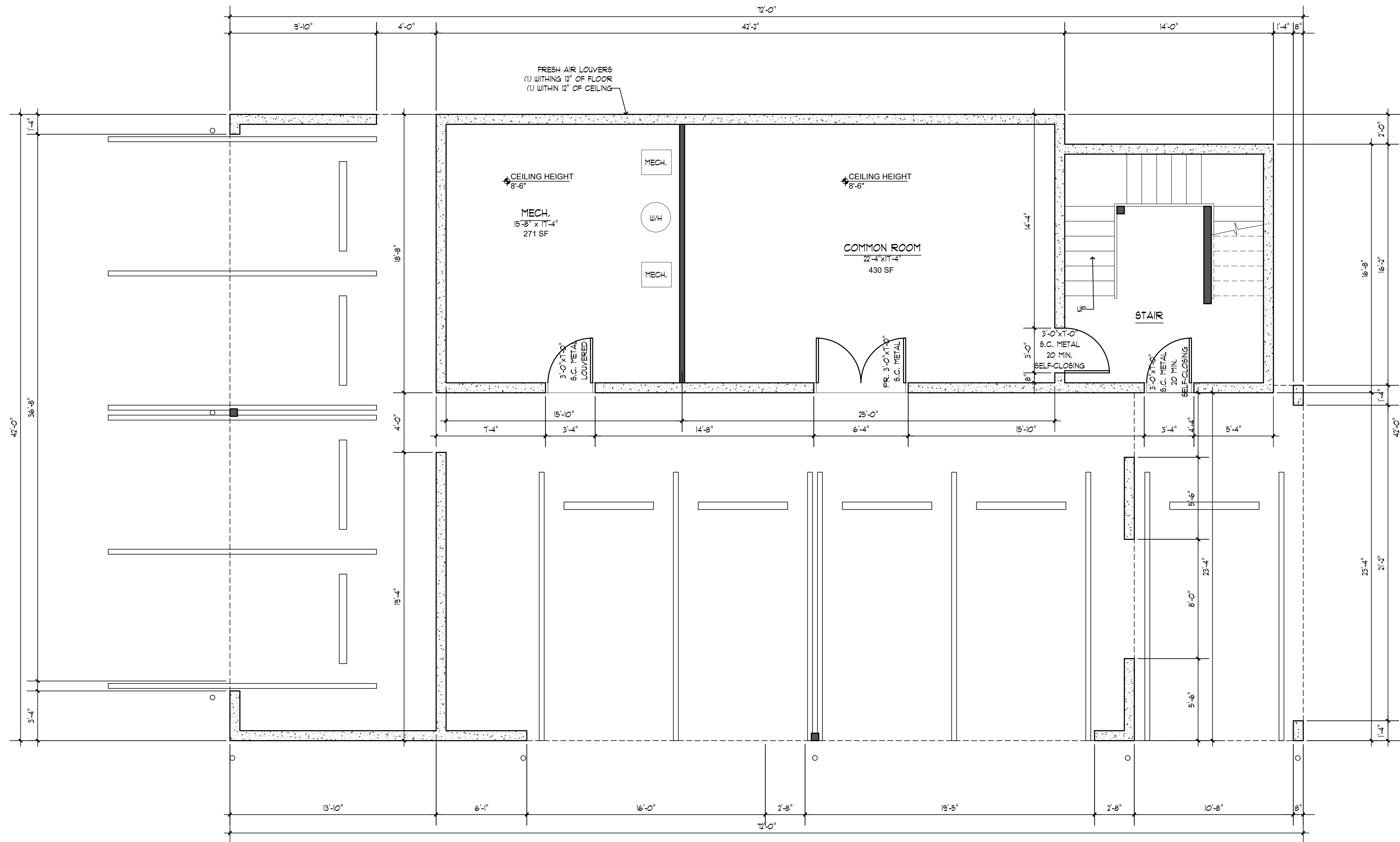
**HORIZONTAL CONTROL PLAN**  
SCALE: 1" = 10'  
NORTH

**BICYCLE RACK SPECIFICATION**

**214 EAST ELLERY**  
FOUNDATIONS BUILDING & DEVELOPMENT  
FLAGSTAFF, ARIZONA  
SITE PLAN - HORIZONTAL CONTROL

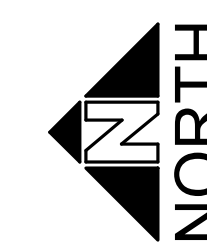
**SP2**





**GROUND LEVEL FLOOR PLAN**

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



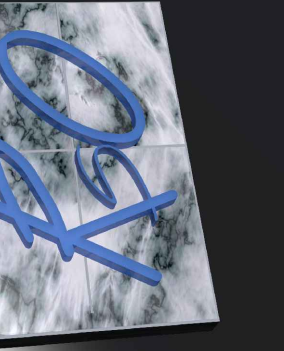
**214 EAST ELLERY**  
 FLAGSTAFF, ARIZONA  
**GROUND LEVEL FLOOR PLAN**



REVISIONS

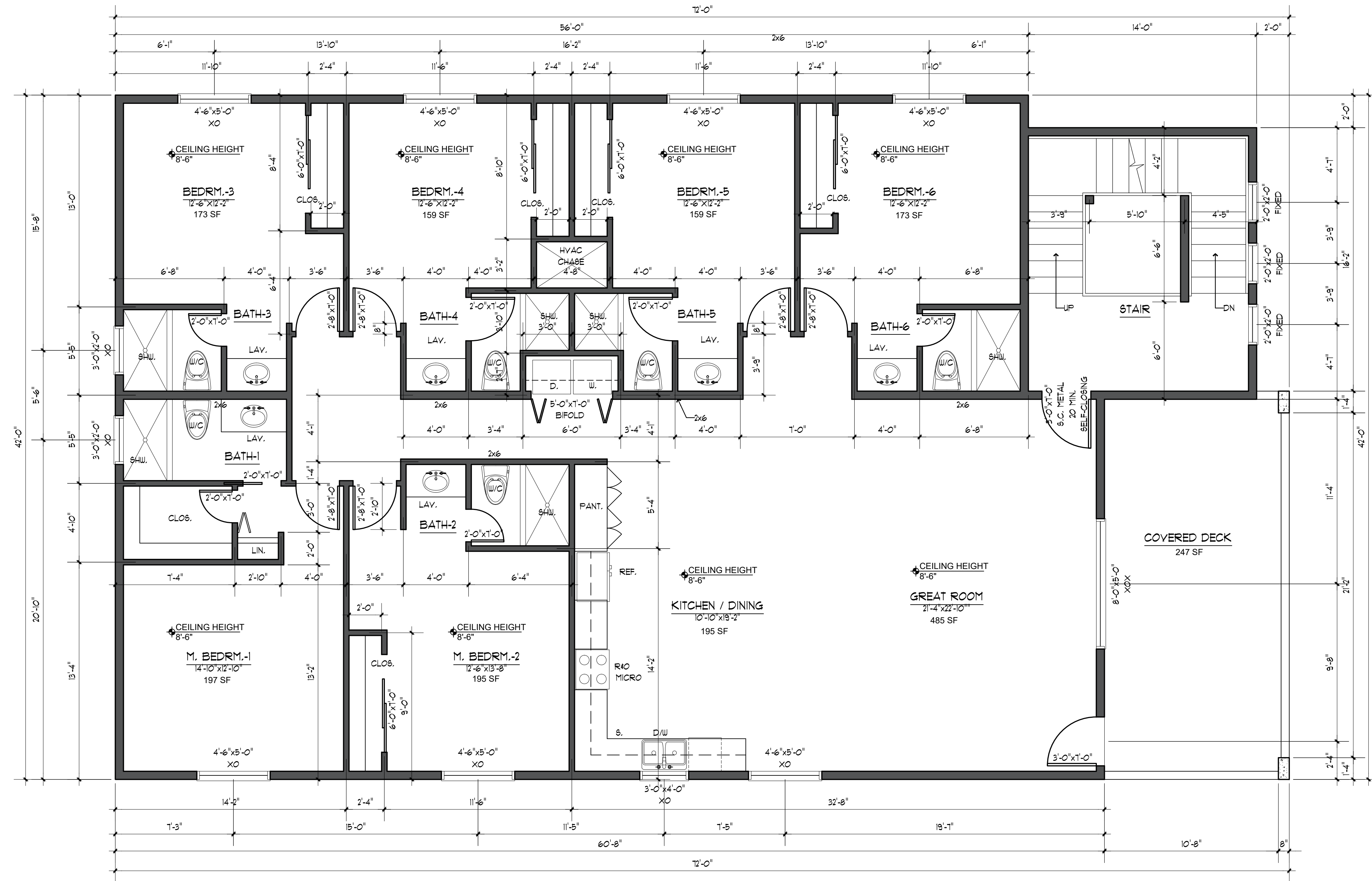
P.O. BOX 8270  
 TUCSON, ARIZONA 85738  
 520-490-8432  
 928-978-1017  
 rsodesigns2000@gmail.com

**A1.1**



214 EAST ELLERY  
FLAGSTAFF, ARIZONA  
FIRST FLOOR PLAN

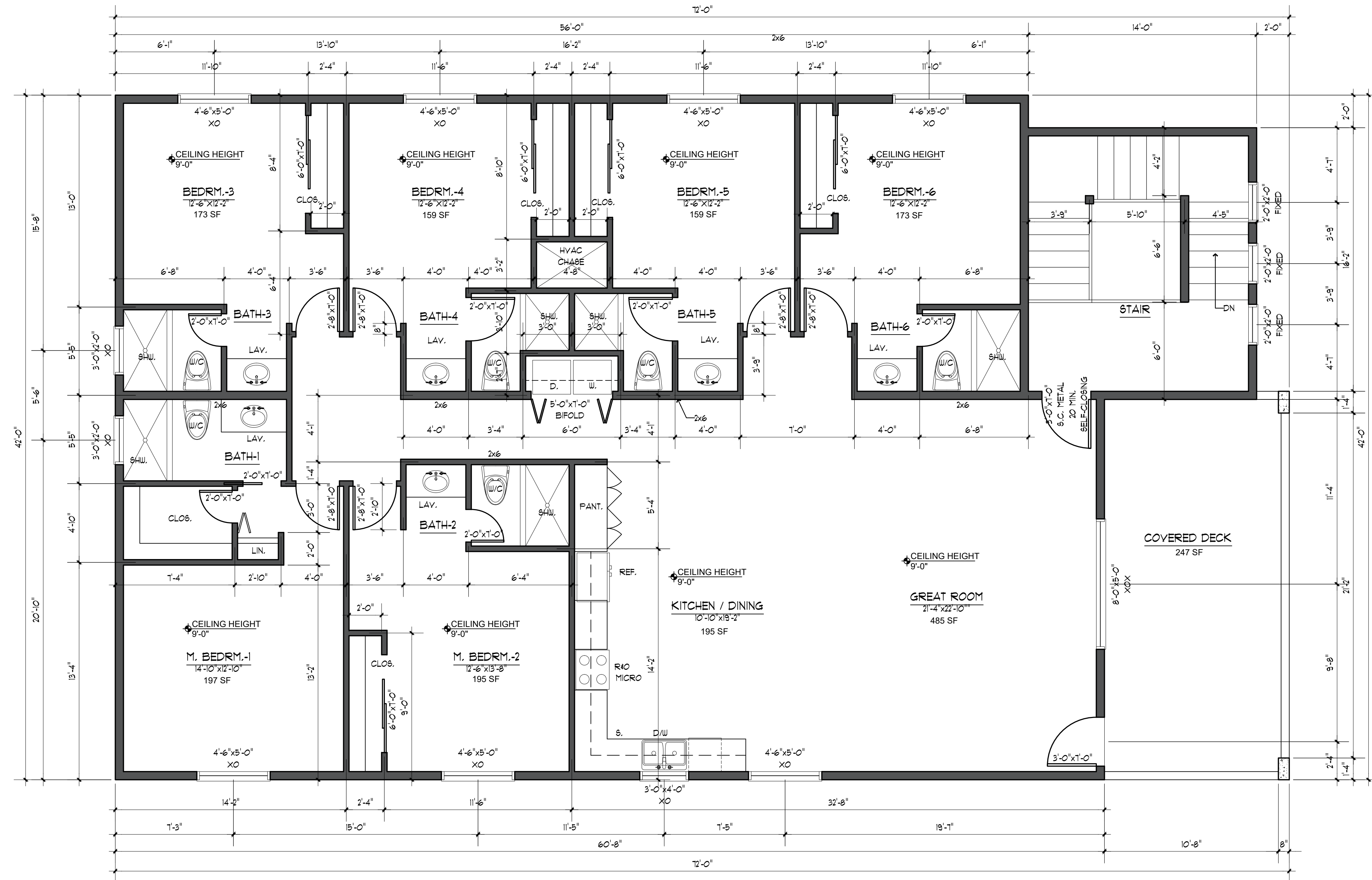
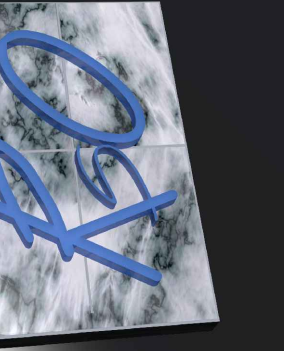
A1.2



FIRST FLOOR PLAN

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

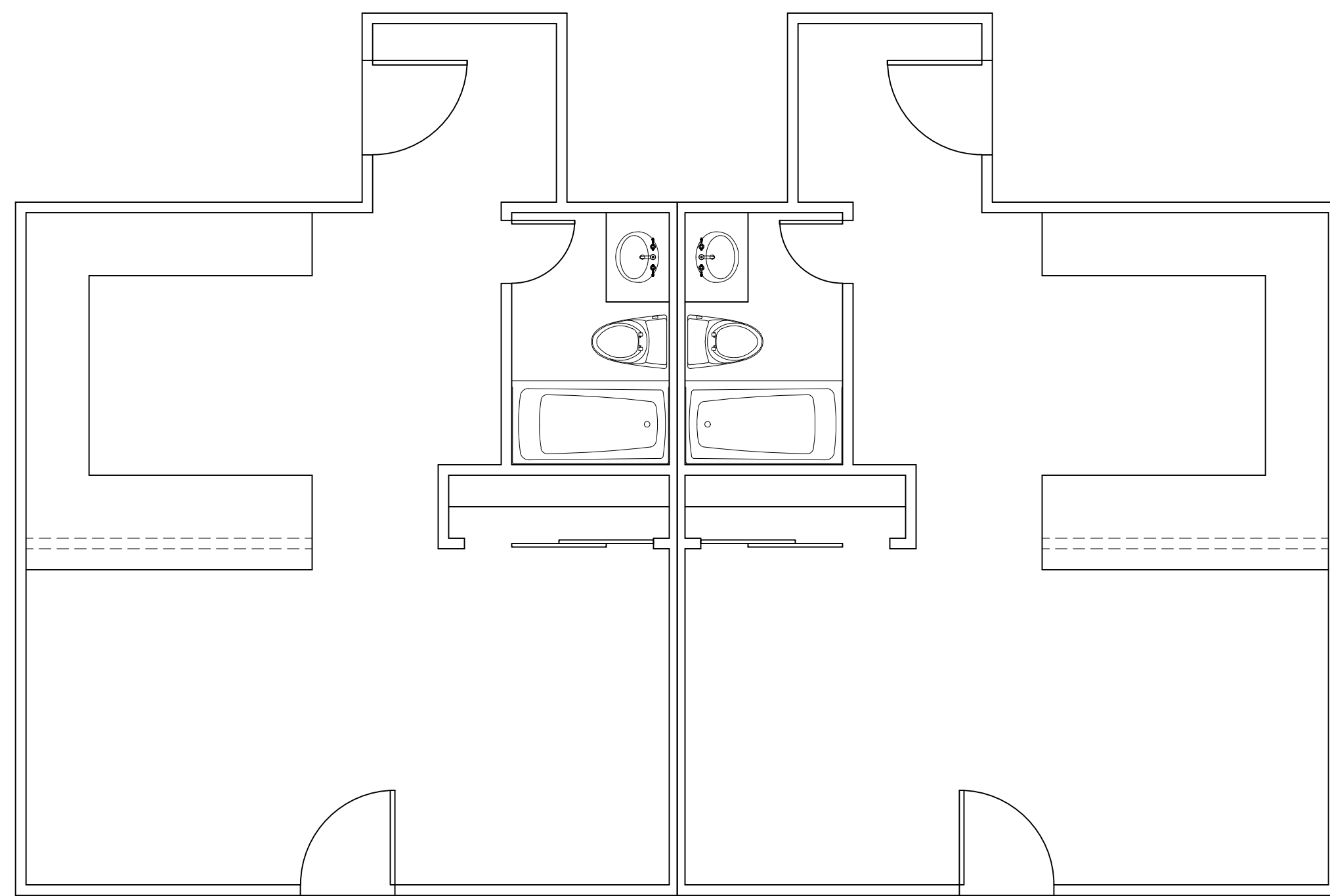




SECOND FLOOR PLAN

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





EXISTING DUPLEX FLOOR PLAN

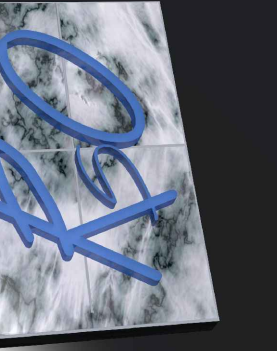
SCALE: 1/4"=1'-0"



REVISIONS

1441 W RANCHO FELIZ PL  
TUCSON, ARIZONA 85704  
520-490-8462  
928-878-1017  
rsodesigns2000@gmail.com

Designs LLC

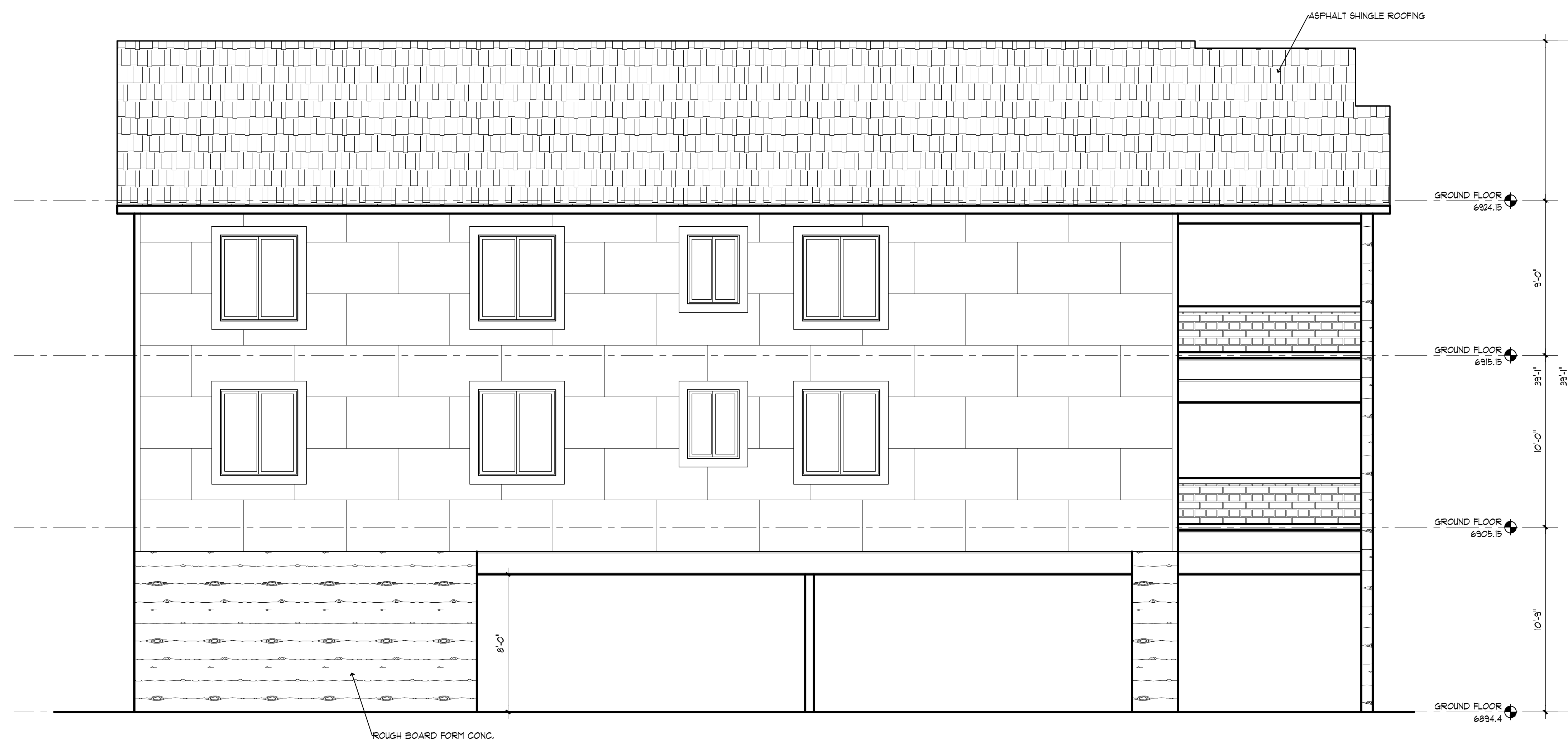


214 EAST ELLERY

FLAGSTAFF, ARIZONA

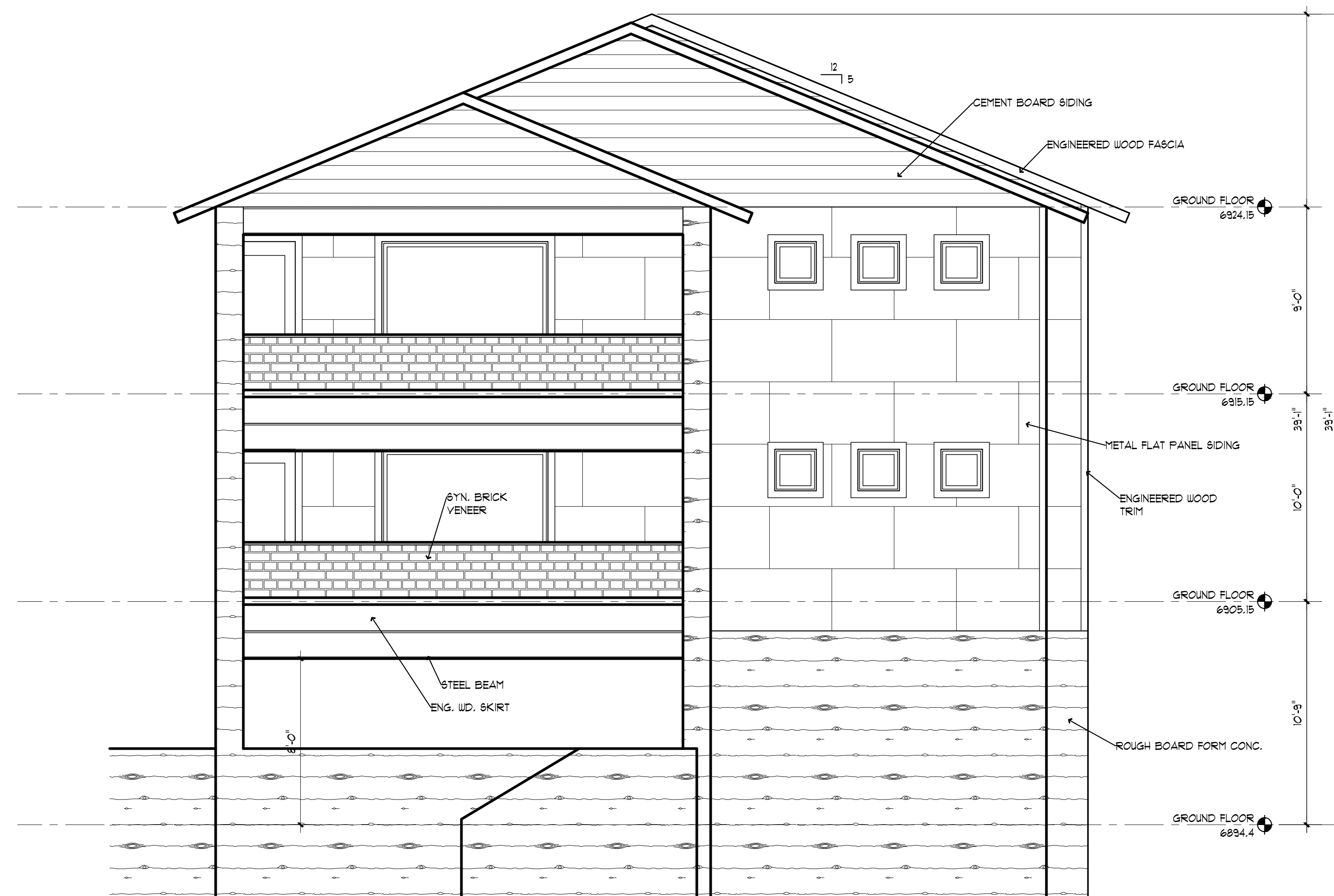
EXISTING DUPLEX FLOOR PLAN

A1.4



**WEST ELEVATION**

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



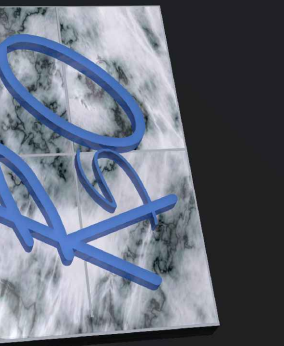
**SOUTH ELEVATION**

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

REVISIONS

P.O. BOX 8270  
TUCSON, ARIZONA 85738  
520-490-8432  
928-978-1017  
rsdesigns2000@gmail.com

Designs LLC

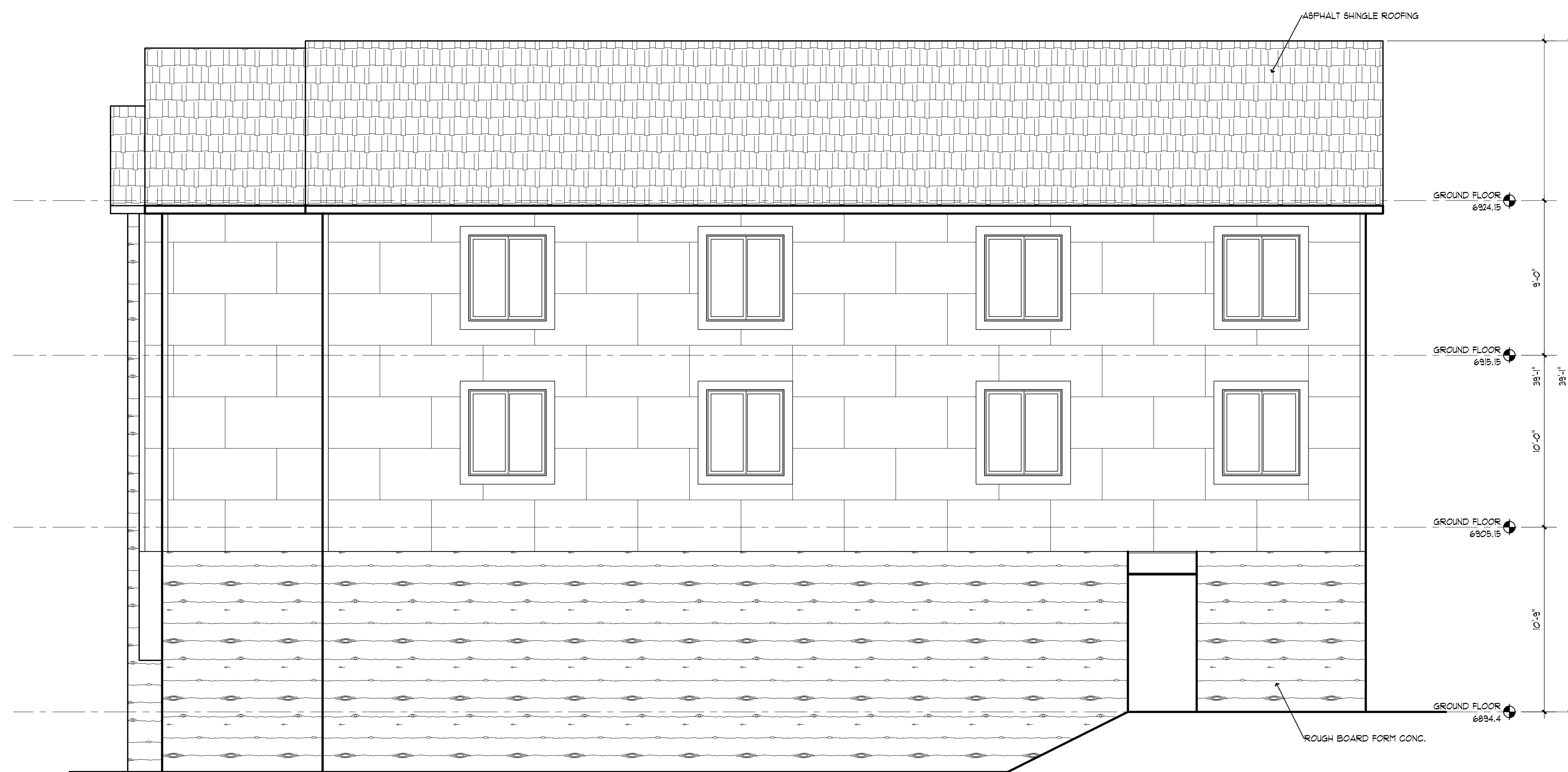


214 EAST ELLERY

FLAGSTAFF, ARIZONA

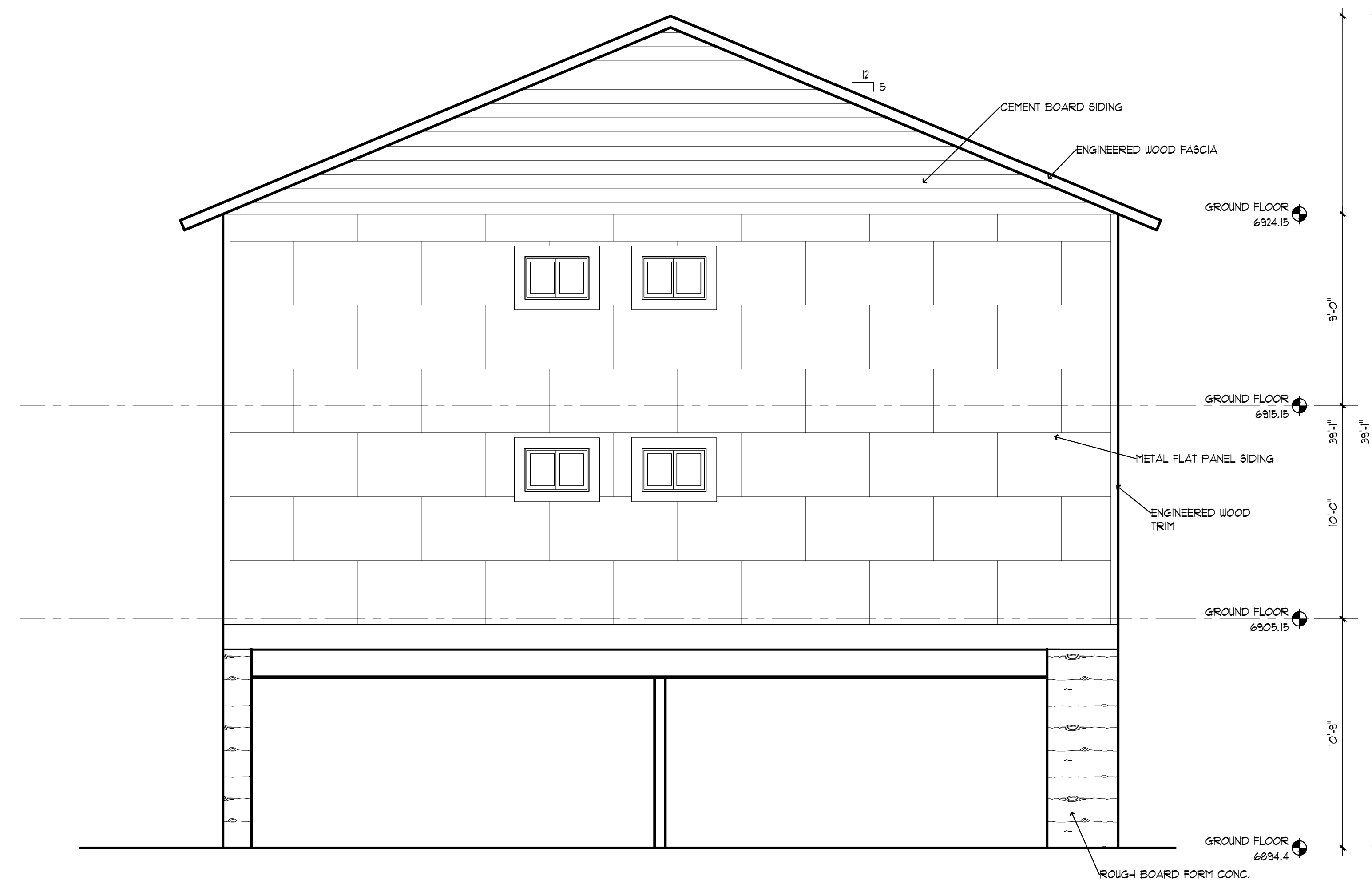
ELEVATIONS

A2.1



**EAST ELEVATION**

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



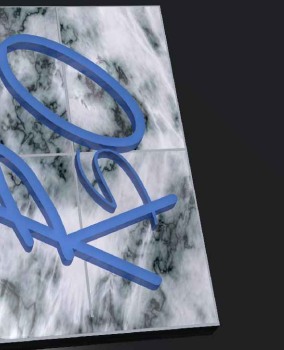
**NORTH ELEVATION**

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

REVISIONS

P.O. BOX 8270  
TUCSON, ARIZONA 85738  
520-490-8432  
928-978-1017  
rsodesigns2000@gmail.com

Designs LLC

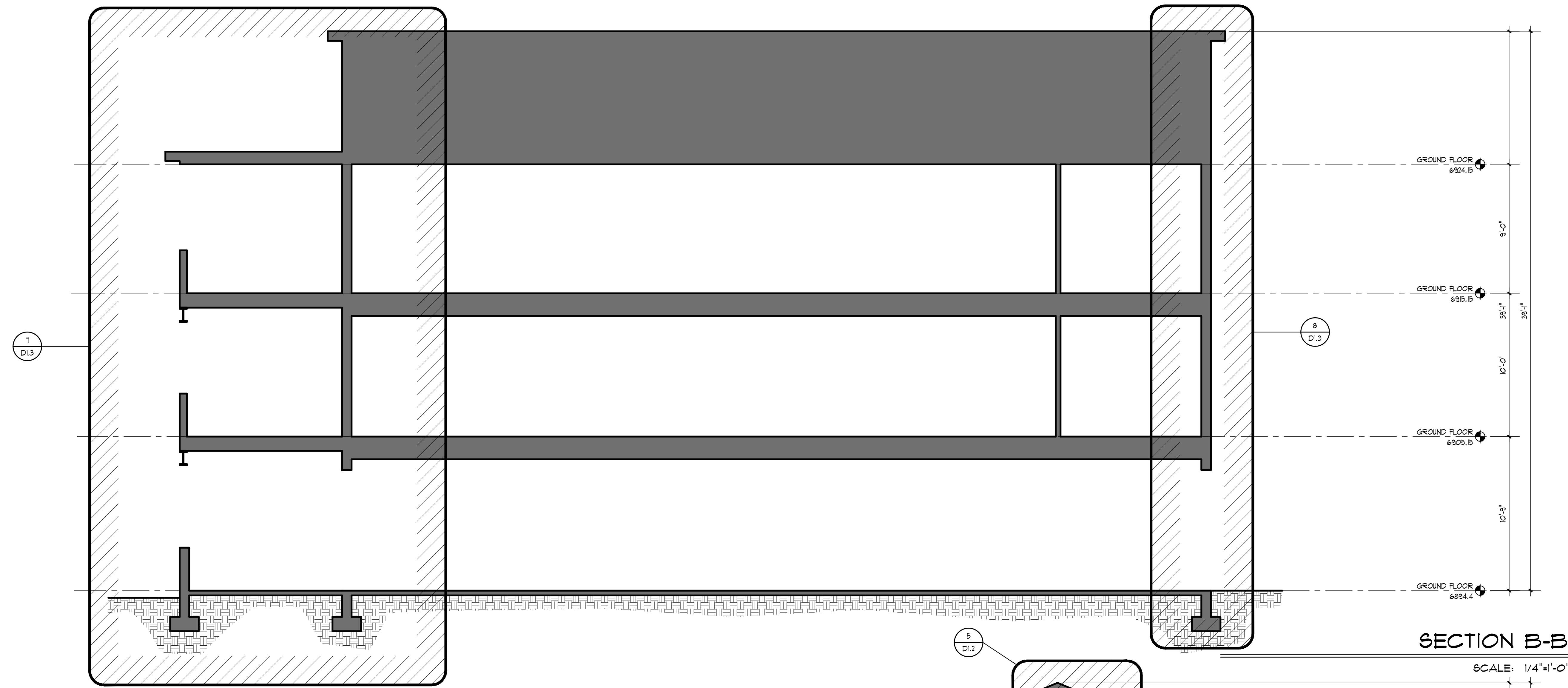


214 EAST ELLERY

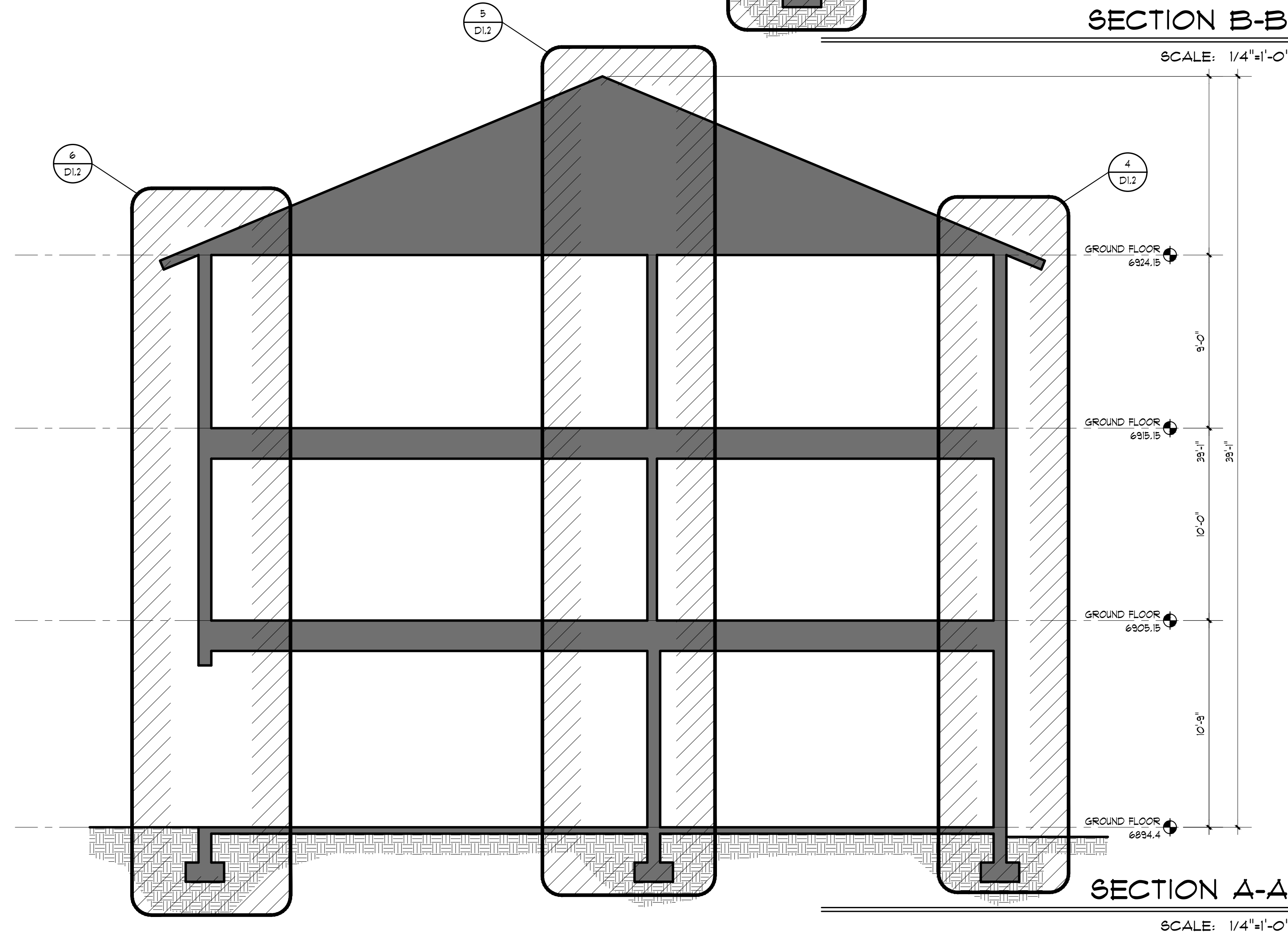
FLAGSTAFF, ARIZONA

ELEVATIONS

A2.2



**SECTION B-B**  
SCALE: 1/4"=1'-0"



**SECTION A-A**  
SCALE: 1/4"=1'-0"

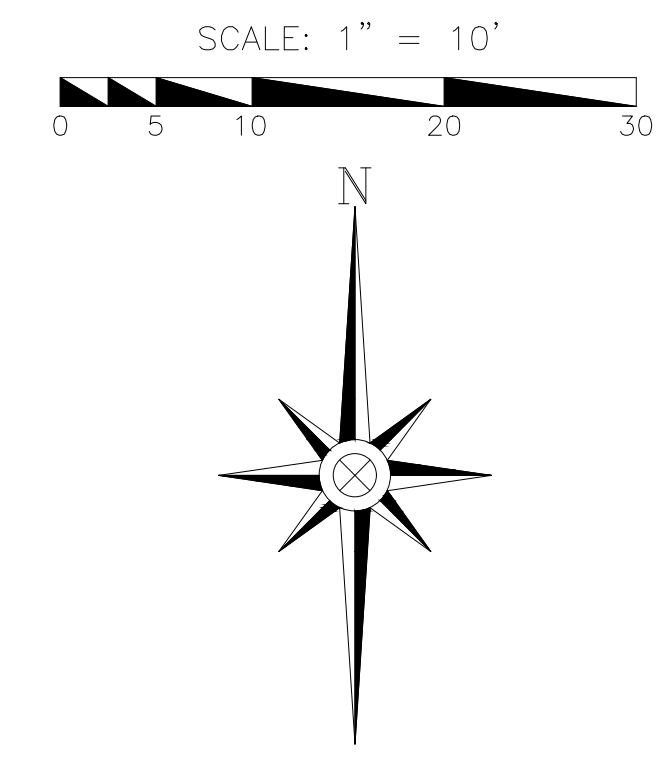
REVISIONS

P.O. BOX 8270  
TUCSON, ARIZONA 85738  
520-490-8432  
928-978-1017  
rsodesigns2000@gmail.com



**214 EAST ELLERY**  
FLAGSTAFF, ARIZONA  
BUILDING SECTIONS

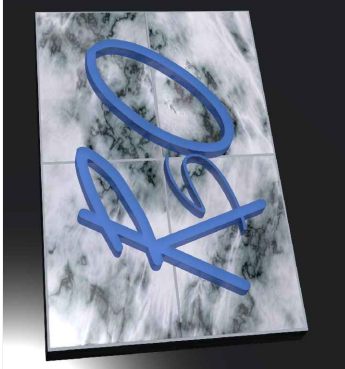
**A4.1**



06-01-20  
REVISIONS

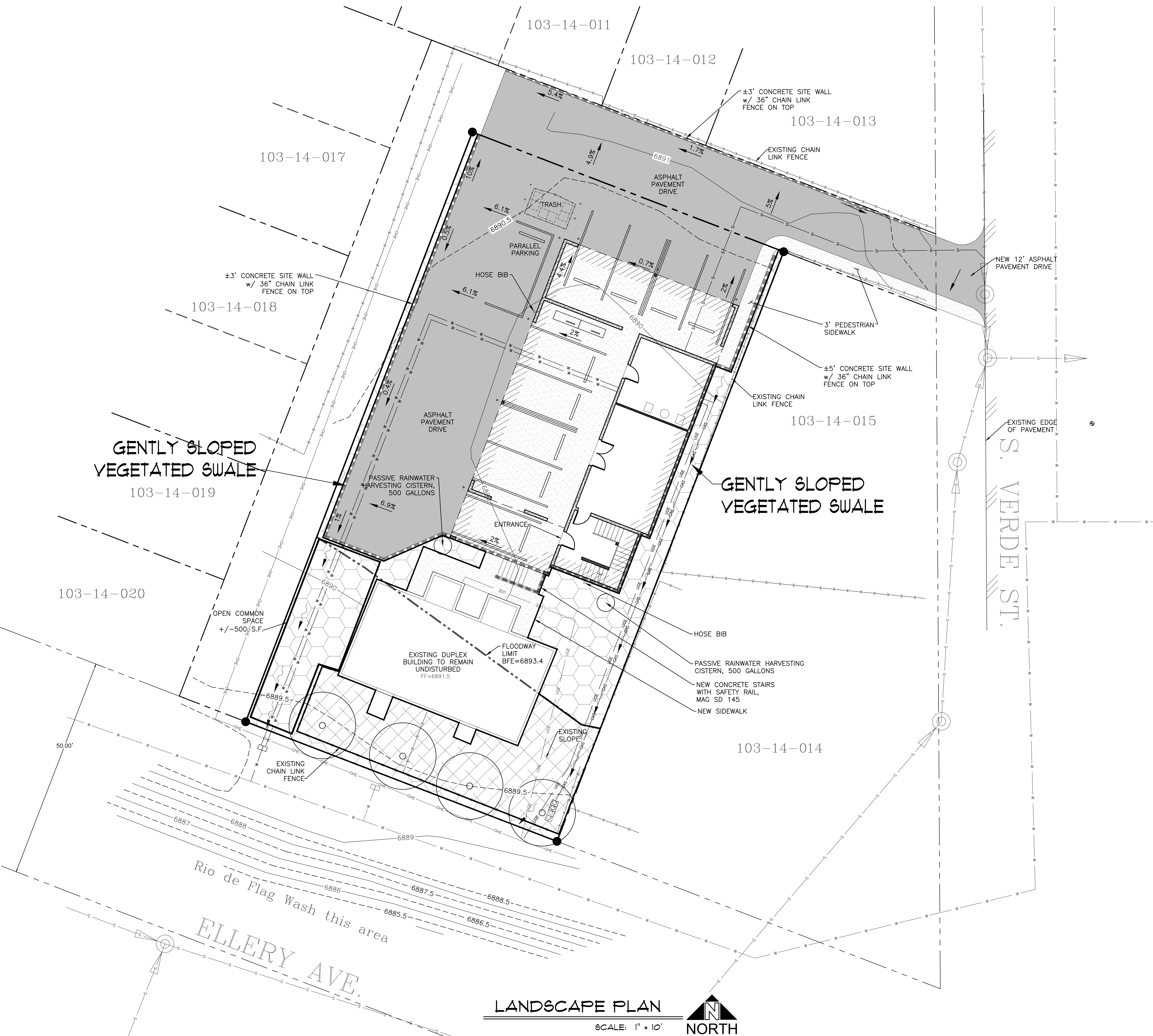
1441 W RANCHO FELIZ PL  
TUCSON, ARIZONA 85704  
520-490-9432  
928-978-1017  
rsodesigns2000@gmail.com

Designs LLC



**214 EAST ELLERY**  
FOUNDATIONS BUILDING & DEVELOPMENT  
FLAGSTAFF, ARIZONA  
**LANDSCAPE PLAN**

**L1.1**



**IMPERVIOUS SURFACE CALCULATIONS:**  
EXISTING IMPERVIOUS SURFACE: 8800 S.F.  
(INCLUDES EXISTING UNPAVED AREAS CURRENTLY USED  
NEIGHBORHOOD PARKING)  
LOT AREA: 10,646 S.F.  
EXISTING LOT COVERAGE: 82.6%  
POST DEVELOPMENT IMPERVIOUS SURFACE: 1,640 S.F.  
LOT AREA: 10,646 S.F.  
COVERAGE: 15.4%

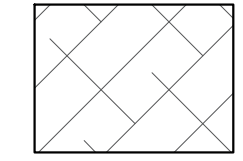
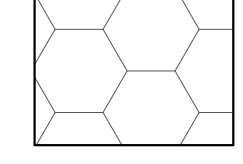
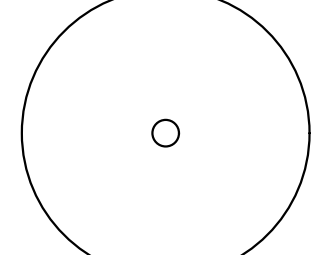
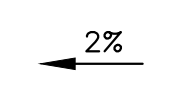
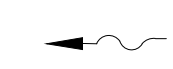
**LID PROPOSAL:**  
WE ARE PROPOSING SEVERAL APPROACHES  
FROM THE LOW IMPACT DEVELOPMENT MANUAL

1. SURFACE SHEET FLOW WILL BE DIRECTED TO GENTLY SLOPED VEGETATED SWALES TO MIMIC THE NATURAL.
2. ROOF RAINWATER ON THE NEW BUILDING WILL BE CAPTURED VIA GUTTERS TO CISTERNS THAT WILL BE USED FOR PLANT IRRIGATION OR DISCHARGED TO VEGETATED DETENTION AREAS AND VEGETATED SWALES.

**LANDSCAPING REQUIRED:**  
TREES: (1 PER DWELLING UNIT): 4 REQUIRED  
SHRUBS: (2 PER TREE): 8 REQUIRED  
GROUND COVER: (2 PER TREE): 8 REQUIRED

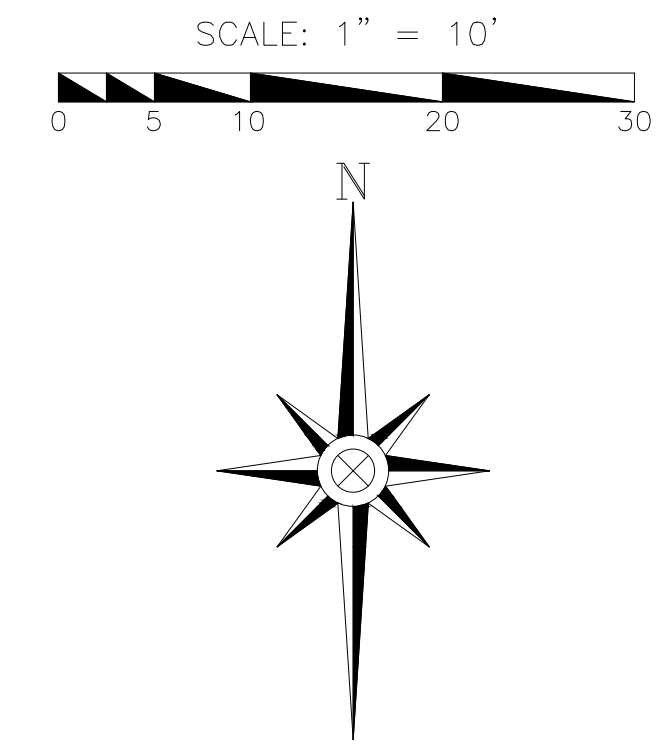
**LANDSCAPING PROVIDED:**  
TREES: PER 10-50.60,050.0 (4 EXISTING TREES CREDITED)  
• SHRUBS AND GROUND COVERS ARE ALSO WAIVED

**LEGEND**

-  AREA AROUND EXISTING BUILDING WITH NATIVE GRASSES - NOT TO BE DISTURBED : 1090 S.F.
-  AREA OF EXISTING VEHICLE ACCESS AND PARKING TO BE SEEDED + VEGETATED SWALES : 1909 S.F.
-  EXISTING 6'-10" MIN. TREES TO REMAIN
-  2% SLOPE GRADE
-  DRAINAGE SLOPE ARROW

**LANDSCAPE PLAN**  
SCALE: 1" = 10'  
NORTH

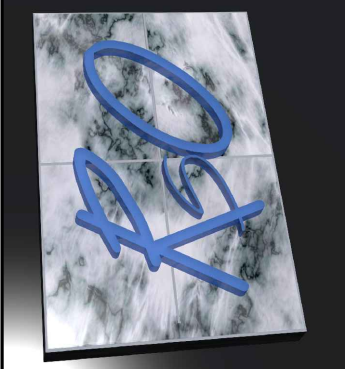
Rio de Flag Wash this area  
**ELLERY AVE.**



06-01-20  
REVISIONS

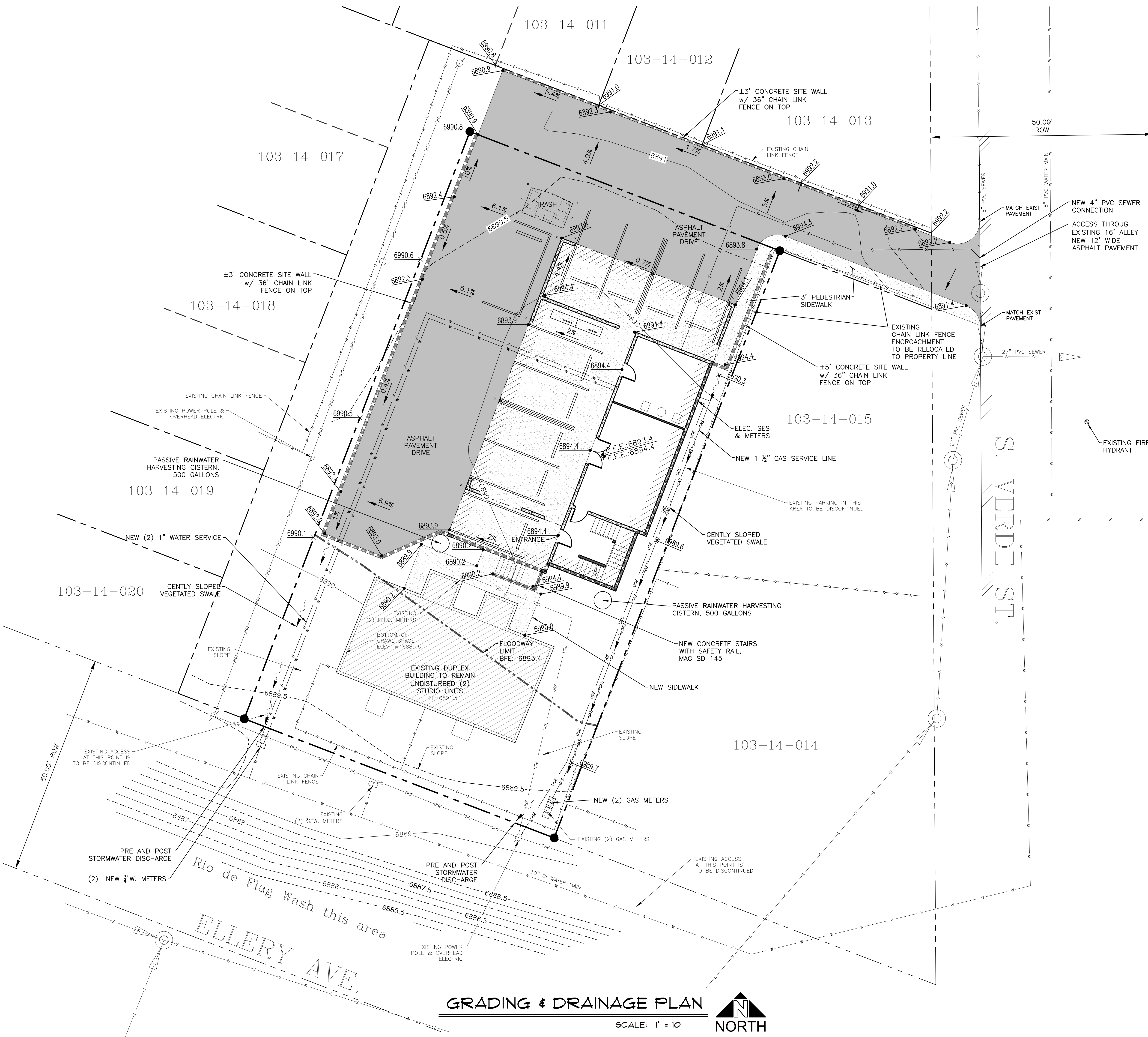
1441 W RANCHO FELIZ PL  
TUCSON, ARIZONA 85704  
520-490-8432  
928-978-1017  
rsodesigns2000@gmail.com

Designs LLC



**214 EAST ELLERY**  
FOUNDATIONS BUILDING & DEVELOPMENT  
FLAGSTAFF, ARIZONA  
**GRADING AND DRAINAGE PLAN**

**C1.1**



**LEGEND**

- EXISTING 1' CONTOUR LINE
- EXISTING 1/2' CONTOUR LINE
- EXISTING GRADE
- FINISH GRADE
- CONCRETE SITE WALL WITH SAFETY RAIL
- CONCRETE SITE WALL WITH 36\"/>

NOTE:  
THERE DOES NOT APPEAR TO BE PUBLIC SIDEWALKS OR PATHWAYS OF ANY TYPE ADJACENT TO THIS PARCEL

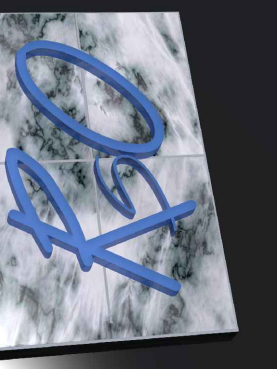
**GRADING & DRAINAGE PLAN**

SCALE: 1" = 10'



1441 W RANCHO FELIZ PL  
TUCSON, ARIZONA 85704  
520-490-8432  
928-978-1017  
rsodesigns2000@gmail.com

Designs LLC



214 EAST ELLERY  
FOUNDATIONS BUILDING & DEVELOPMENT  
FLAGSTAFF, ARIZONA  
DRAINAGE DOCUMENTATION

C1.2



City of Flagstaff Water Services Division  
Stormwater Management Section  
2323 N. Walgreens St., Flagstaff, AZ 86004

**FLOOD ZONE DETERMINATION**

<b>Prepared By:</b>	Jim Janeczek, PE, CFM, Stormwater Section Project Manager	<b>Date:</b>	1-30-20
<b>For:</b>	Bob O'Brien	<b>With:</b>	RsO Designs, LLC
<b>Recipient Address:</b>	16700 N Forecastle Ave, Tucson, AZ 85739		
<b>Phone:</b>	928-978-1017	<b>E-mail:</b>	rsodesigns2000@gmail.com

**Flood Insurance Rate Map (FIRM) Information**  
**Parcel Investigated:** 103-14-016 **Address:** 214 E. Ellery St., Flagstaff, AZ 86001  
**NFIP Community Number for Flagstaff #** 040020 **Date of FIRM Map #** 0405C6809G  
**The parcel is located on FIRM Panel #** 6809G **Date of FIRM Panel:** 9/3/10 **Date of FIRM Index:** 9/3/10  
**The parcel is located in flood hazard zone(s):** AE, AE (Floodway)

**Additional Flood Hazard Information and Development Guidance for this Property**

- The parcel is shown in the FEMA-regulated 100-year Floodplain Zone AE and is therefore subject to development restrictions. Additionally portions of the floodplain impacting the structure are also the floodway subzone and therefore even more stringent development requirements apply. Based on my interpretation of the FEMA Flood Insurance Study (FIS) profiles, the 100-year floodplain elevation (a.k.a base flood elevation, or BFE) is an elevation of **689.4** feet above mean sea level (NAVD 1988). General development guidance is given below.
- The regulatory floodway is that portion of the floodplain usually containing the main watercourse that is reserved for flood conveyance. If the floodway has not been determined separately from the floodplain, then the floodplain and floodway are the same. No new fill, structures, horizontal building additions or any other encroachment in the floodway is allowed per City of Flagstaff floodplain regulations, hereinafter referred to as "FP Regs". The owner or prospective buyers are highly encouraged to meet with the Stormwater Section to discuss details of development restrictions (including, but not limited to, raised finished floors, parking, floodproofing commercial buildings and manufactured home tie downs) prior to purchase or other commitments (e.g. architectural plans).
- New construction must comply with all FP Regs. New below-grade parking, below-grade crawl spaces and basements for residential construction are prohibited in the floodplain. Utilities, mechanical and electrical equipment will need to be raised to at least 1 ft above the BFE. The lowest habitable floor and attached electrical and mechanical equipment may be elevated above the BFE per FP Regs and above a garage where the garage finished floor is below the elevation requirements of the FP Regs provided that the garage-enclosed space is wet-floodproofed per FP Regs, including flood vents, and used solely for parking, access and storage, however, conversions of garages to a residential use are prohibited. New critical facilities are not allowed in the 500-year floodplain.
- Building improvements to existing structures with finished floor elevations (FFE) not conforming to the FP Regs are subject to the FEMA Substantial Improvement Rule (a.k.a. the 50% Rule). This rule limits building improvements to 50% of the market value of the building which can be determined by the listed building value (not total property value) at the Coconino County Assessor's office or by an appraisal performed in accordance with the FP Regs. Improvements that exceed 50% of the building's market value (market value determined before improvements are made) will not be allowed unless the building's FFE and attached electrical and mechanical equipment and utilities are raised above the BFE (or floodproofed if commercial) in accordance with the FP Regs. An elevation certificate prepared by an AZ Licensed Land Surveyor will be required for determining if FFE's are compliant with the FP Regs.
- A building may be exempt from the 50% Rule if the building is listed on the historic register, although additions must be constructed in accordance with the FP Regs. Historic building improvements defined as exempt from the 50% Rule must not change the building's historic status. Buildings may also be exempt from the 50% Rule if the improvements are to correct safety issues related to a building code violation as approved by the City of Flagstaff building official. Building additions must have the FFE raised above the BFE per FP Regs or optionally the addition and entire building can be floodproofed per FP Regs if commercial. If the floodplain appears to be mis-mapped, the structure, parcel or portion of the parcel can potentially be removed from the floodzone by a Letter of Map Amendment (LOMA) prepared by an AZ Licensed Land Surveyor. Other options may also be available.
- For questions please contact Jim Janeczek, PE, CFM, by phone at (928) 213-2472 or e-mail at [jjaneczek@flagstaffaz.gov](mailto:jjaneczek@flagstaffaz.gov).
- The City of Flagstaff has additional flood hazard information and guidance, including the City of Flagstaff floodplain regulations, available at the City of Flagstaff Stormwater Management web page at: <https://www.flagstaffaz.gov/2701/Floodplains>. Some elevation certificates, Letters of Map Amendments (LOMA's), Letters of Map Revision (LOMR's), and all of the Flood Insurance Rate Maps and the FEMA Map Service Center at the following links: <https://efirma.cocconino.ar.gov/parcelviewer/>, <https://msc.fema.gov/portal/search/searchresults/number>
- Detailed interactive flood maps are available by using the Coconino County flood maps and the FEMA Map Service Center at the following links:

**Notifications:**

City staff attempt to provide accurate information based on the most current data available. However, errors in determinations may occur. This determination is not backed by insurance or other guarantees.  
 Floods that are larger than those shown on the FIRM panels can and do occur and parcels shown to be in flood hazard zone X may be subject to these floods and/or to smaller, more localized floods. The City cannot advise on local flooding danger, however civil engineering and/or surveying consultants can provide local flood risk inspections and assessments if needed. Flood insurance, through the National Flood Insurance Program (NFIP), is available for properties within Flagstaff. Please consult your insurance professional about the advisability of flood insurance, regardless of the flood zone. Federal law requires that a flood zone determination be done as a condition of a federally backed mortgage to determine if the structure is within a Special Flood Hazard Area and, if so, to require flood insurance (Zones A, AE, AH and AO). It is up to the lender to determine whether flood insurance is required for a mortgage.  
 The 1% chance annual flood (or 100-year flood) is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 100-year flood. While the 500-year flood limits may be shown as Zone X (shaded), flood elevations shown on flood maps are the 100-year Base Flood Elevation (BFE).

**FEMA Flood Hazard Zone Designations:**  
**A:** Areas inundated by the 100-year flood. Flood water elevations have not been determined in this zone.  
**AE:** Areas inundated by the 100-year flood. Flood water elevations have been determined in this zone.  
**AO:** Areas inundated by 100-year shallow flooding with flood water depths of 1 to 3 feet. The average depth of flood waters has been determined.  
**AH:** Areas inundated by 100-year shallow flooding (usually ponded areas) with flood water depths of 1 to 3 feet. Flood water elevations have been determined.  
**X:** Areas determined to be outside the 0.2% annual chance flood (500-year flood) limits.  
**X (shaded):** Areas inundated during the 500-year flood OR areas inundated during the 100-year flood with average flood water depths less than 1 foot OR flooding sources with drainage areas less than 1 square mile OR areas protected by levee from the 100-year flood.