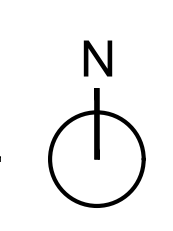


- KEY NOTES:**
1. REMOVE (E) CONCRETE WALKWAY
 2. (N) PAVER WALKWAY
 3. (E) WATER METER

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



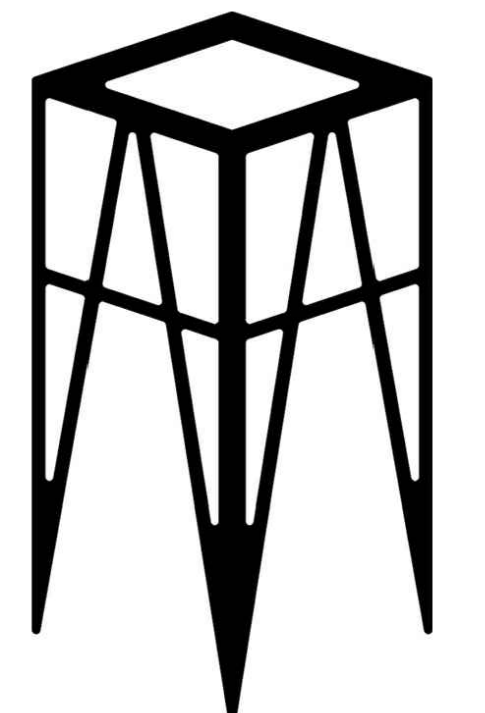
PORCH ADDITION

608 WEST ASPEN AVENUE

FLAGSTAFF, ARIZONA

APN : 100-16-002

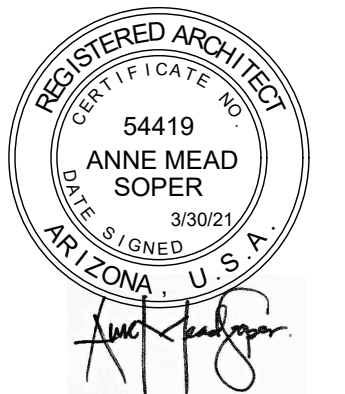
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304 S. ELDEN STREET
FLAGSTAFF, ARIZONA 86001



JOB NO. 19-024

HPC APPLICATION 3-30-2021
DESCRIPTION DATE

PORCH ADDITION
608 WEST ASPEN AVE.
FLAGSTAFF, AZ

SHEET TITLE:
SITE PLAN

A0.0

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
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 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
- 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:	241 SF
TOTAL PROPOSED COVERAGE:	1,369 SF (19%)

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

PORCHES

(E) UNIT 1 PORCH	47 SF
(E) UNIT 2 PORCH	47 SF
(N) FRONT PORCH	241 SF
TOTAL	335 SF

PARKING

(E) REAR PARKING SPACES	1,326 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

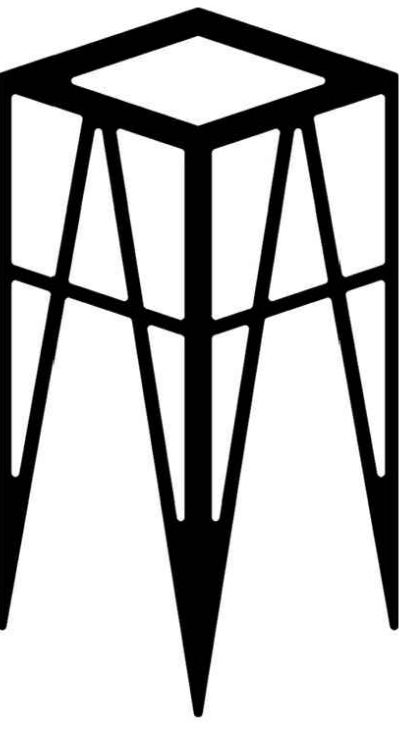
GENERAL DEMO NOTES

1. PROTECT ALL EXISTING AREAS TO REMAIN THROUGHOUT CONSTRUCTION. PROVIDE TEMPORARY BARRIERS AS NECESSARY. CONTRACTOR RESPONSIBLE FOR ALL PATCH AND REPAIR AT EXISTING AREAS DUE TO CONSTRUCTION ASSOCIATED WITH THE ADDITION.
2. REMOVE ALL WALLS, DOORS, WINDOWS, FIXTURES, EQUIPMENT, AND OTHER CONSTRUCTION WHERE INDICATED ON THE PLANS WITH DASHED LINES.
3. COORDINATE ITEMS TO BE SALVAGED WITH OWNER.

PLAN KEY NOTES

1. (N) CONCRETE SLAB, PROVIDE CONTROL JOINTS AT 48" OC AND NON-SLIP BROOM FINISH
2. (N) RAILING WITH 2X REDWOOD FRAME & 2"X2" WOVEN WIRE PANELS
3. (N) PROVIDE BLACK ALUMINUM CLAD WINDOW
4. (E) WATER METER
5. (E) ASPHALT SHINGLE ROOFING TO REMAIN
6. (N) ASPHALT SHINGLE ROOFING TO MATCH (E) OVER CONTINUOUS ICE AND WATER SHIELD UNDERLAYMENT
7. (N) PAVER SIDEWALK, SEE SITE PLAN
8. DRIPEDGE FLASHING
9. PROVIDE CONTINUOUS ROOF TO WALL FLASHING. TURN WALL LEG UP MIN. 4" AND LET UNDER SIDING

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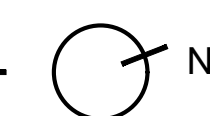
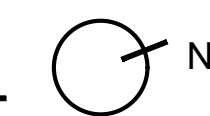
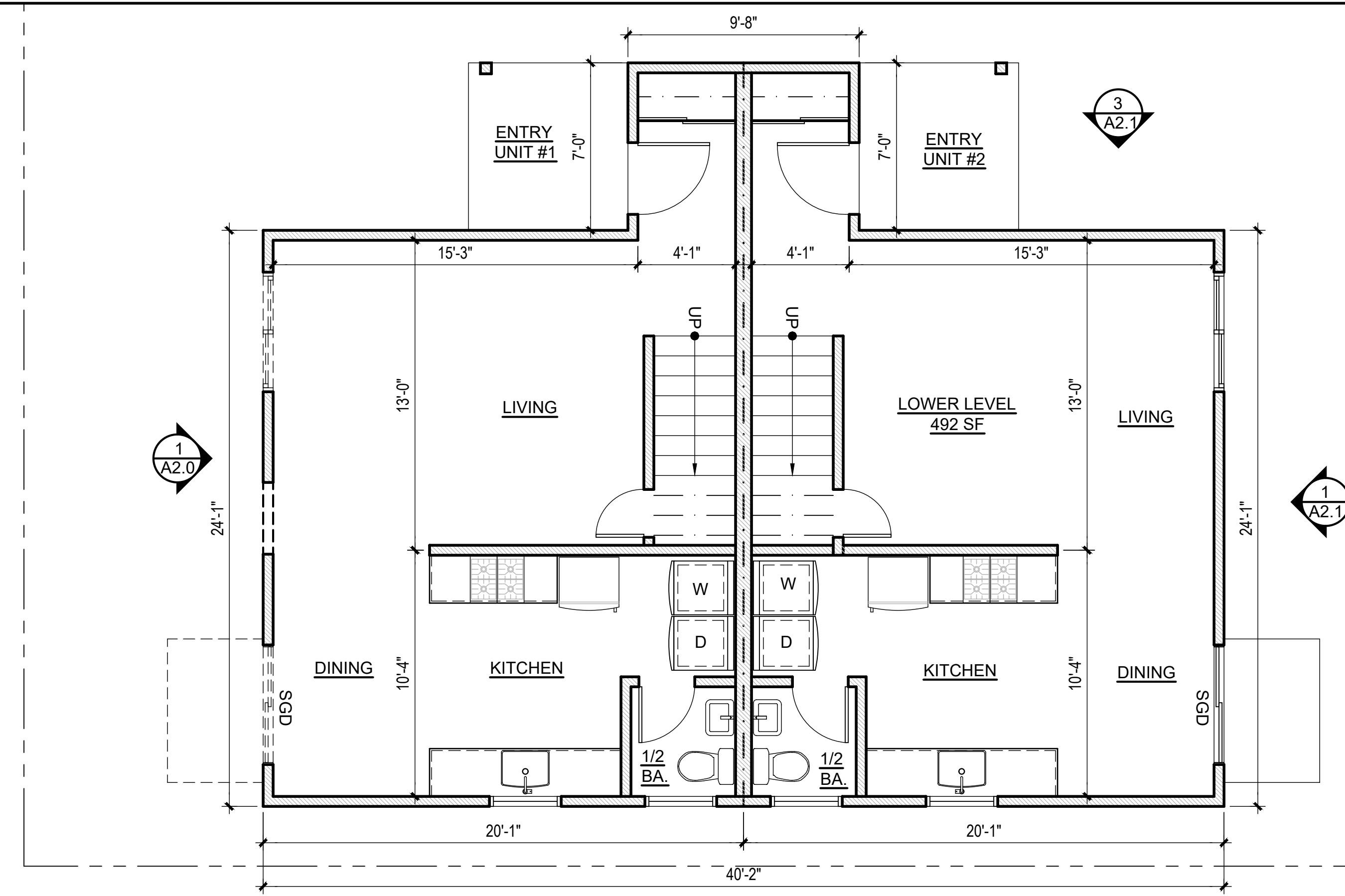
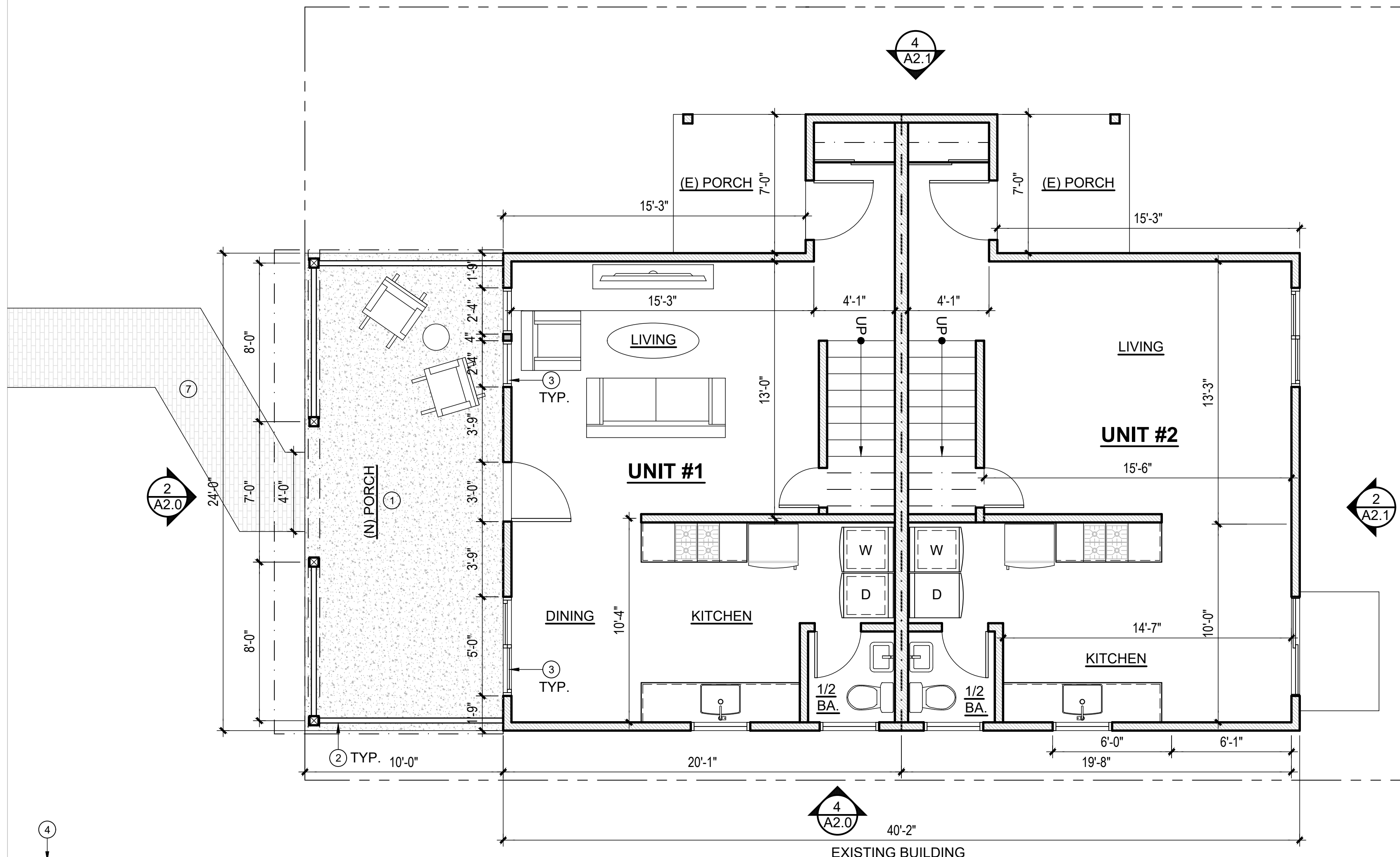
JOB NO. 19-024

HPC APPLICATION	3-30-2021
DESCRIPTION	DATE

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

SHEET TITLE:
LOWER LEVEL PLANS

A1.0



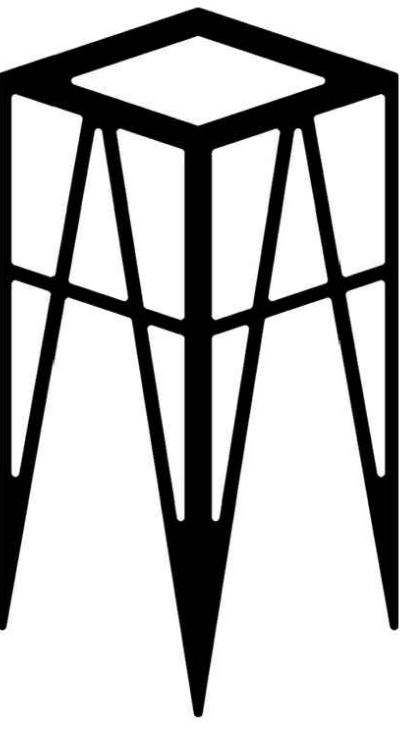
GENERAL DEMO NOTES

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PLAN KEY NOTES

1. (N) CONCRETE SLAB, PROVIDE CONTROL JOINTS AT 48" OC AND NON-SLIP BROOM FINISH
2. (N) RAILING WITH 2X REDWOOD FRAME & 2"X2" WOVEN WIRE PANELS
3. (N) PROVIDE BLACK ALUMINUM CLAD WINDOW
4. (E) WATER METER
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7. (N) PAVER SIDEWALK, SEE SITE PLAN
8. DRIPEDGE FLASHING
9. PROVIDE CONTINUOUS ROOF TO WALL FLASHING. TURN WALL LEG UP MIN. 4" AND LET UNDER SIDING

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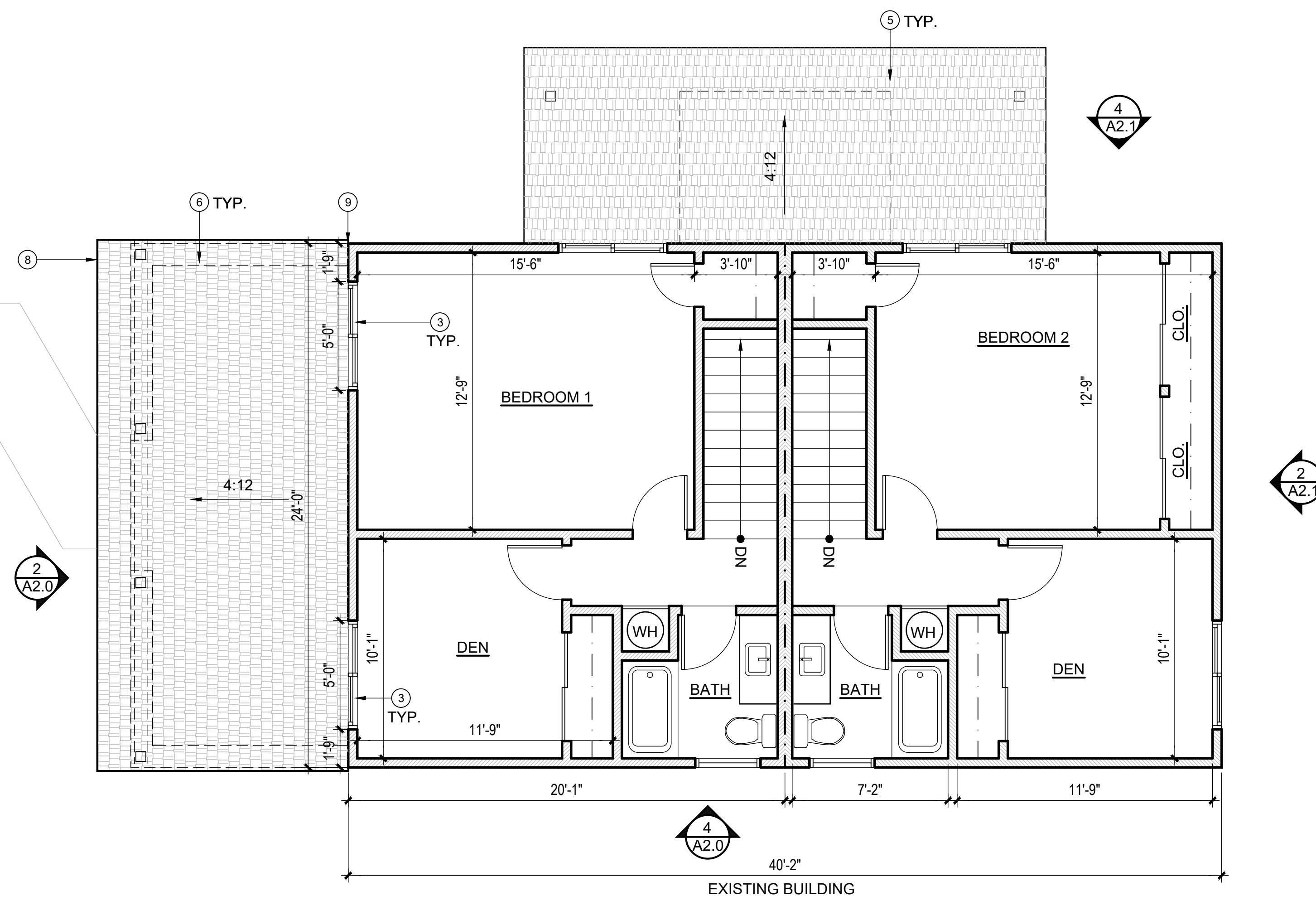
JOB NO. 19-024

HPC APPLICATION DESCRIPTION	DATE

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

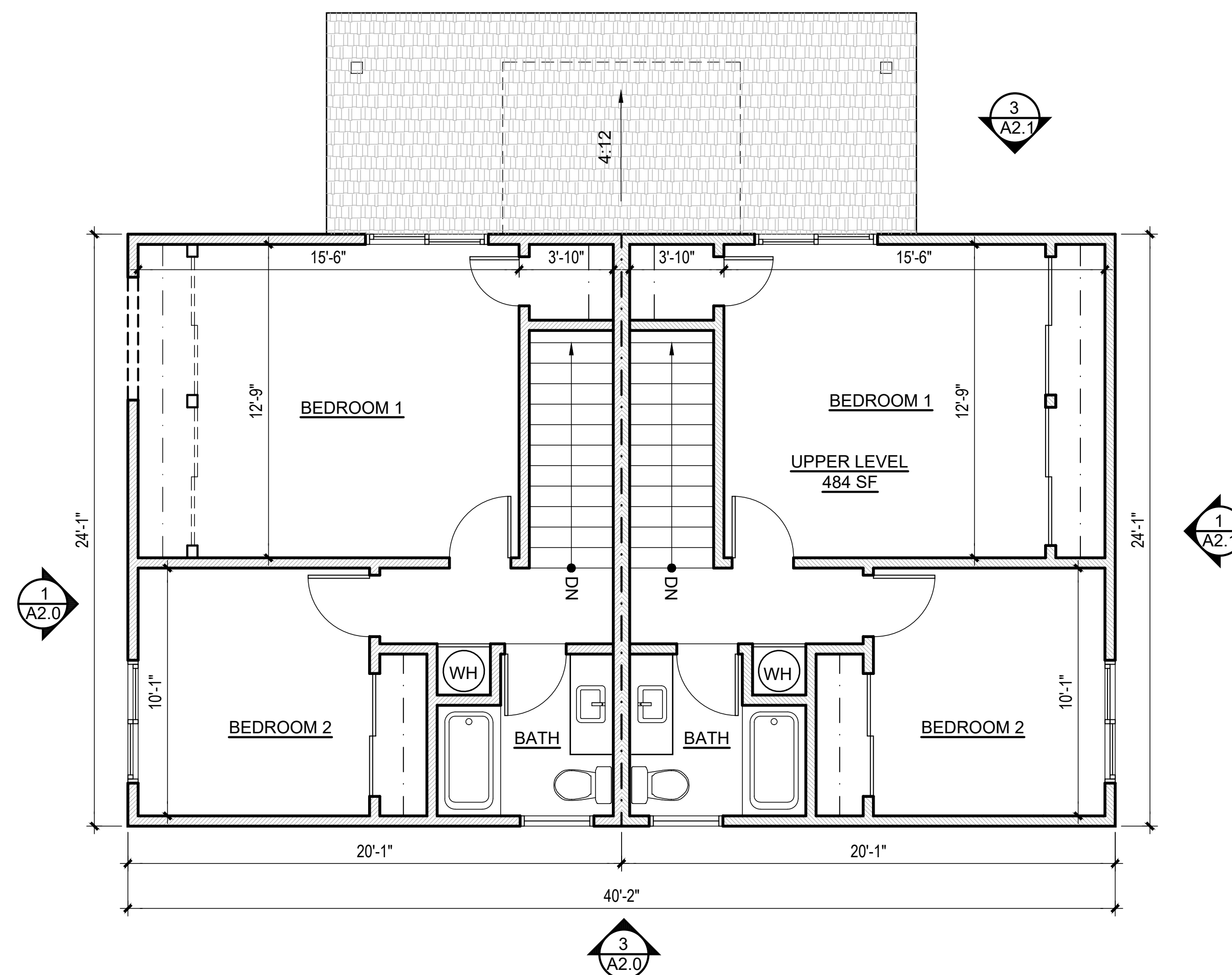
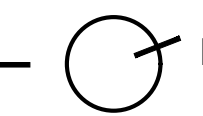
SHEET TITLE:
UPPER LEVEL PLANS

A1.1



PROPOSED UPPER LEVEL FLOOR PLAN

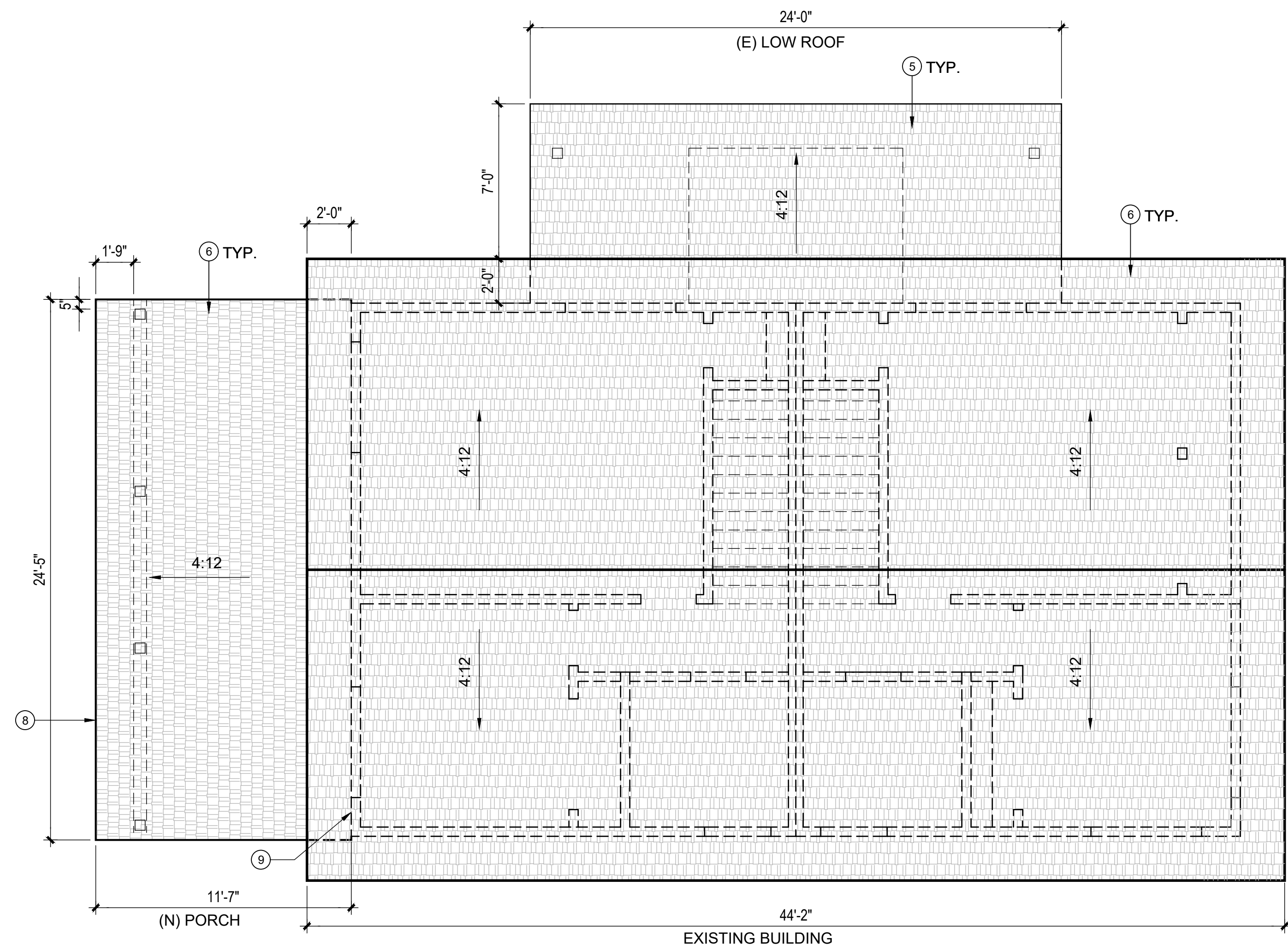
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EXISTING UPPER LEVEL FLOOR PLAN

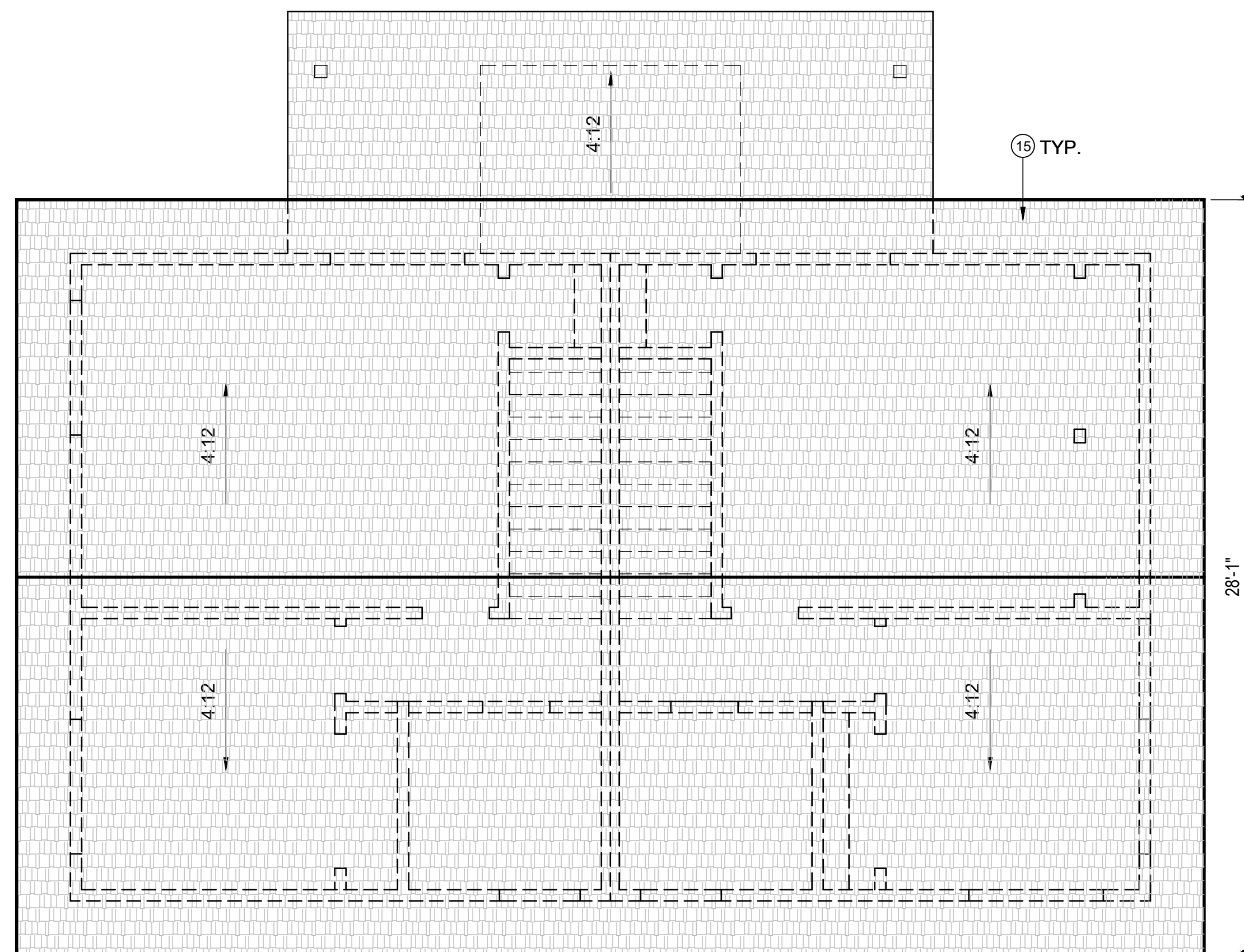
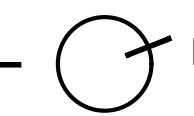
SCALE: 1/4" = 1'-0"





PROPOSED ROOF PLAN

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



EXISTING ROOF PLAN

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



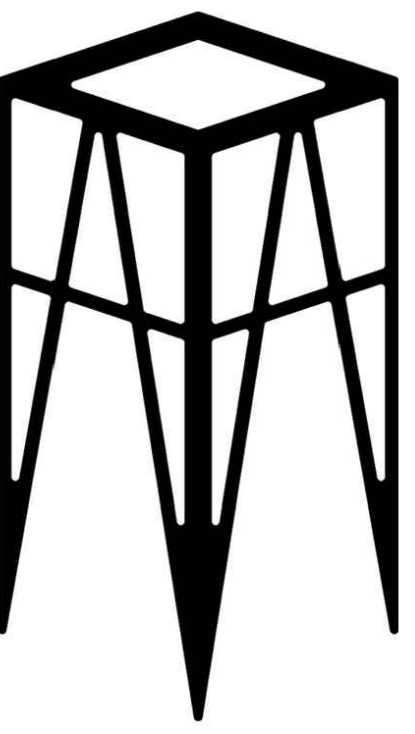
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PLAN KEY NOTES

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4. (E) WATER METER
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6. (N) ASPHALT SHINGLE ROOFING TO MATCH (E) OVER CONTINUOUS ICE AND WATER SHIELD UNDERLAYMENT
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8. DRIPEDGE FLASHING
9. PROVIDE CONTINUOUS ROOF TO WALL FLASHING. TURN WALL LEG UP MIN. 4" AND LET UNDER SIDING

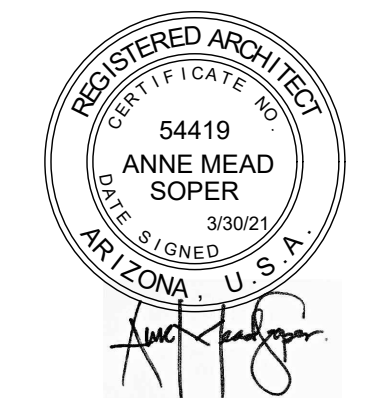
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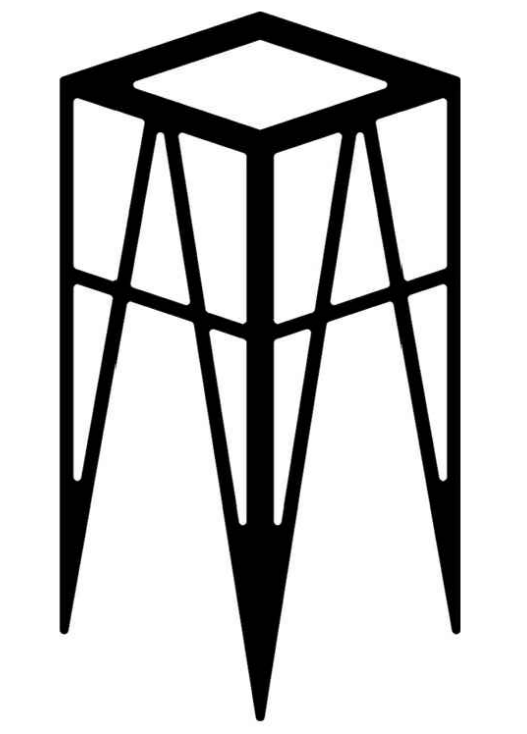
JOB NO. 19-024

HPC APPLICATION DESCRIPTION	DATE

PORCH ADDITION
608 WEST ASPEN AVE.
FLAGSTAFF, AZ

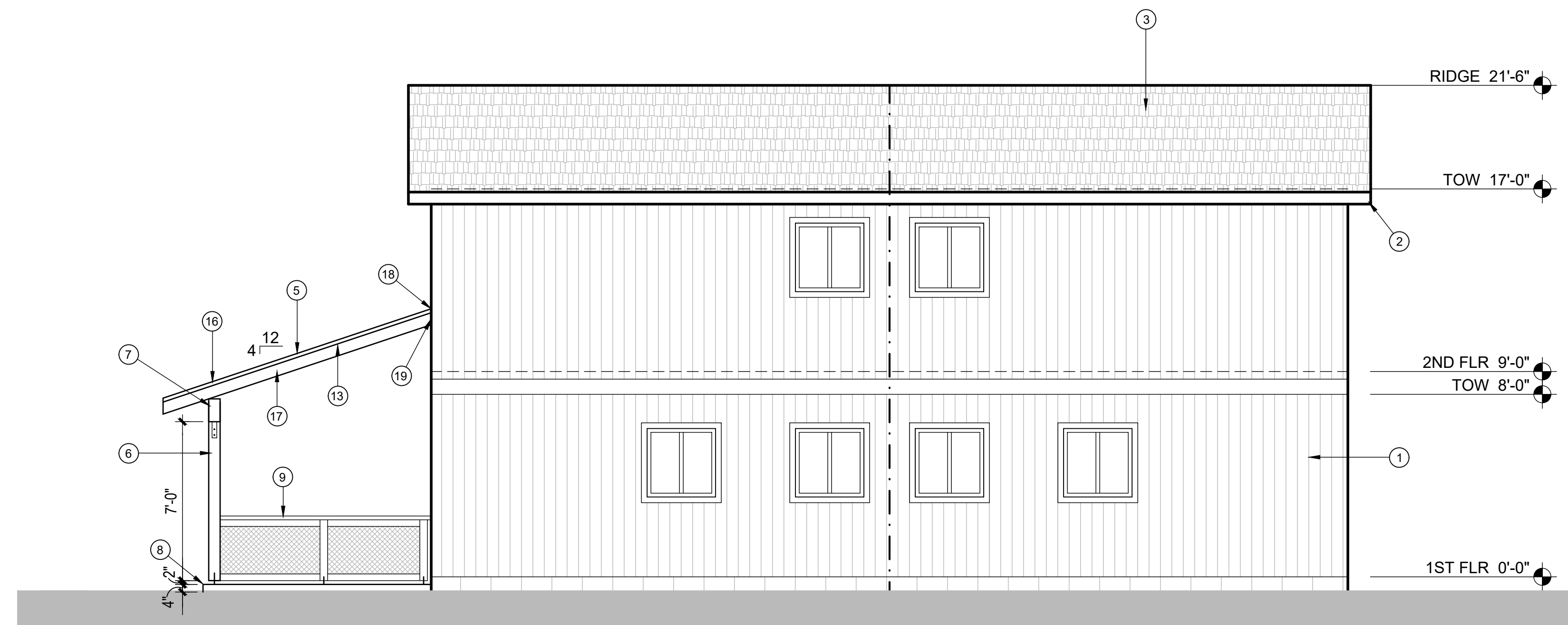
SHEET TITLE:
ROOF PLANS

A1.2



KEY NOTES

- EXISTING SIDING TO REMAIN
- EXISTING FASCIA TO REMAIN
- EXISTING ASPHALT SHINGLE ROOFING TO REMAIN
- REMOVE WALL AREA FOR NEW WINDOW/DOOR, COORDINATE EXACT ROUGH OPENING IN FIELD
- (N) ASPHALT SHINGLE ROOFING TO MATCH (E)
- (N) 6X6 DOUG FIR POST. PROVIDE 2 COATS SUPERDECK STAIN (COLOR: REDWOOD) PROVIDE SIMPSON CPT26 CONCEALED POST BASE AND CC6 COLUMN CAP (PAINT ALL HARDWARE BENJAMIN MOORE - EBONY SLATE 2118-30)
- (N) 6X12 DOUG FIR BEAM. PROVIDE 2 COATS SUPERDECK STAIN (COLOR: REDWOOD)
- (N) STAINED AND SEALED CONCRETE SLAB, PROVIDE CONTROL JOINTS AT 48" OC AND NON-SLIP BROOM FINISH
- (N) RAILING WITH 2X REDWOOD FRAME & 2"X2" WOVEN WIRE PANELS. PROVIDE 2 COATS SUPERDECK STAIN (COLOR: REDWOOD)
- (N) PROVIDE BLACK ALUMINUM CLAD WINDOW
- (N) 5/4 X 4" TRIM, TYPICAL AT ALL NEW OPENINGS, PRIME AND PAINT.
- PATCH AND REPAIR SIDING TO MATCH EXISTING
- PROVIDE 1/2" PLYWOOD SHEATHING OVER JOISTS. FASTEN WITH 8d NAILS AT 6" O.C. AT THE PERIMETER AND 12" O.C. IN THE FIELD. INSTALL WITH LONG DIMENSION OF PANEL PERPENDICULAR TO FRAMING. STAGGER JOINTS. PROVIDE 2 COATS SUPERDECK STAIN (COLOR: REDWOOD)
- (N) DOOR PER DOOR SCHEDULE. SEE PLANS.
- REMOVE (E) DOOR / WINDOW
- PROVIDE CONTINUOUS METAL DRIPEDGE FLASHING AT ALL ROOF EDGES. PAINT BENJAMIN MOORE - EBONY SLATE 2118-30
- PROVIDE 2X12 RAFTERS AT 24" O.C. PROVIDE H2.5A AT BEAM
- PROVIDE CONTINUOUS ROOF TO WALL FLASHING, TURN WALL LEG UP MIN. 4" AND LET UNDER SIDING
- PROVIDE CONTINUOUS 2X12 LEDGER AT WALL. LAG TO SOLID BACKING BETWEEN WALL STUDS AT 8" O.C. STAGGER BOLTS, MAINTAIN A MINIMUM CLEARANCE OF 2" FROM LEDGER EDGES



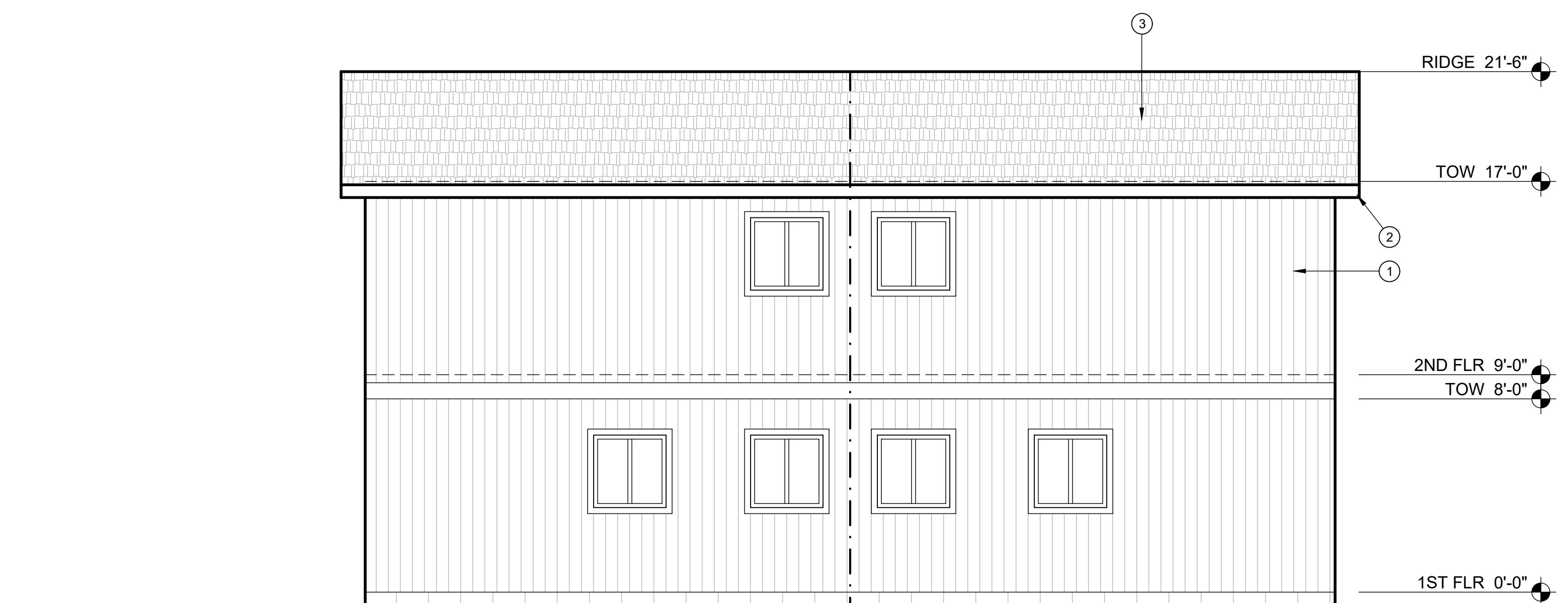
4. PROPOSED SIDE (EAST) ELEVATION

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



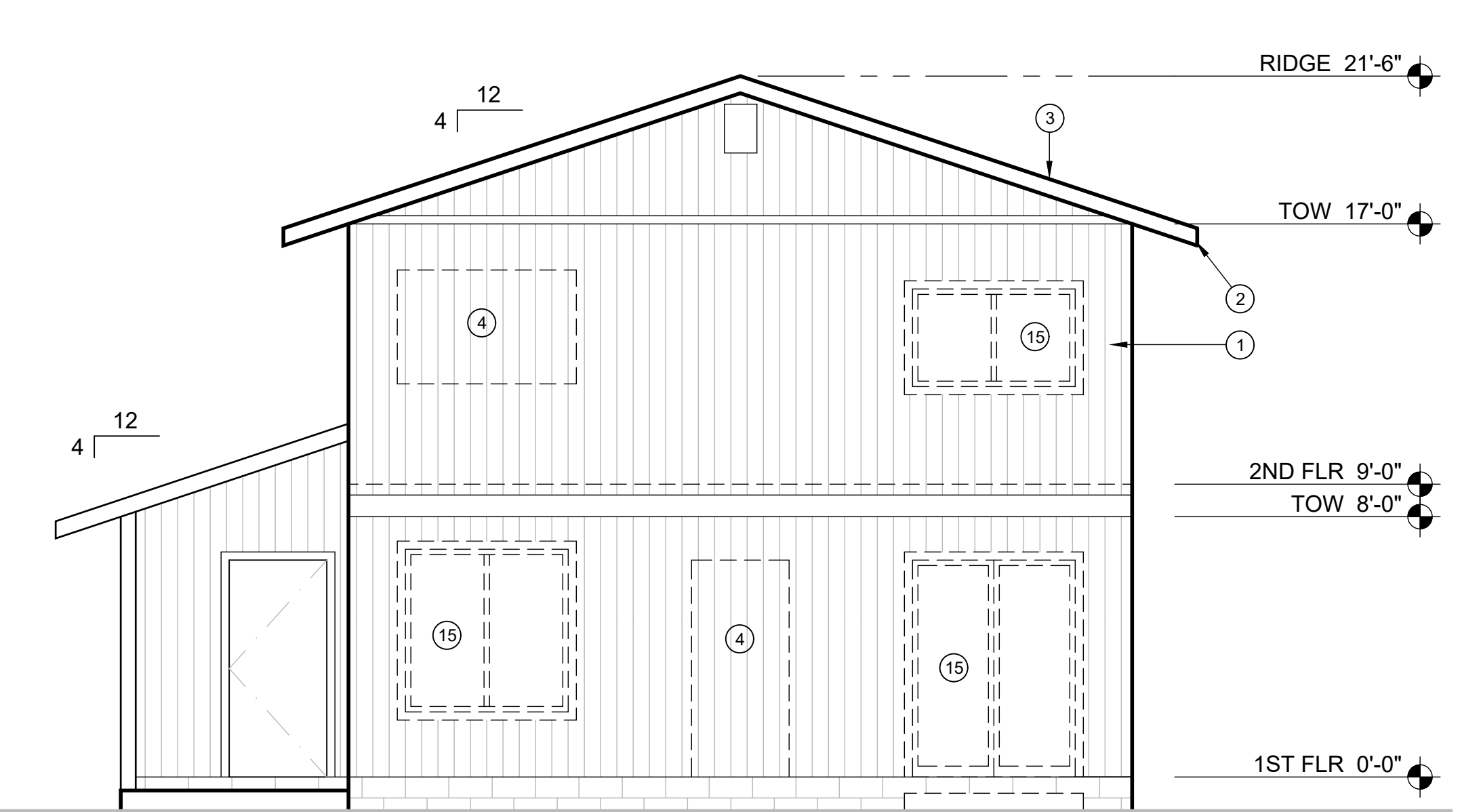
2. PROPOSED FRONT (SOUTH) ELEVATION

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



3. EXISTING SIDE (EAST) ELEVATION

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



1. EXISTING FRONT (SOUTH) ELEVATION

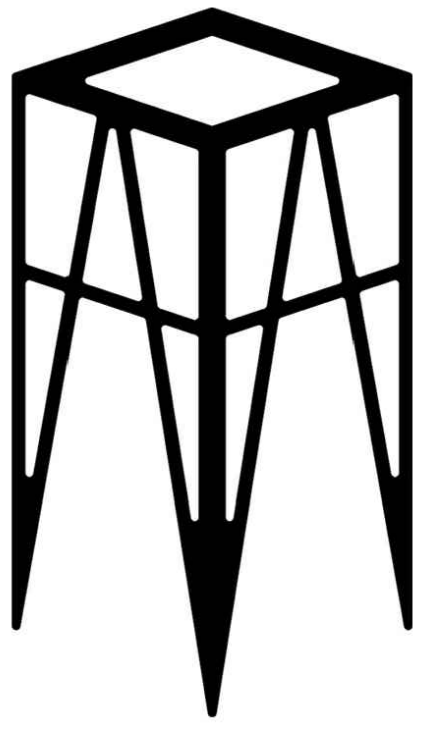
SCALE: 1/4" = 1'-0"

PORCH ADDITION
608 WEST ASPEN AVE.
FLAGSTAFF, AZ

KEY NOTES

- EXISTING SIDING TO REMAIN
- EXISTING FASCIA TO REMAIN
- EXISTING ASPHALT SHINGLE ROOFING TO REMAIN
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- (N) DOOR PER DOOR SCHEDULE. SEE PLANS.
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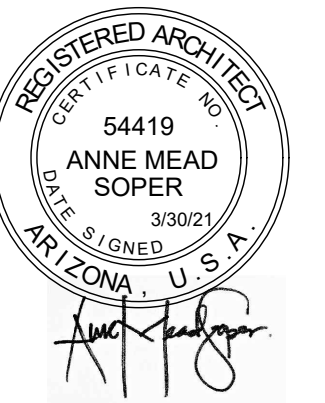
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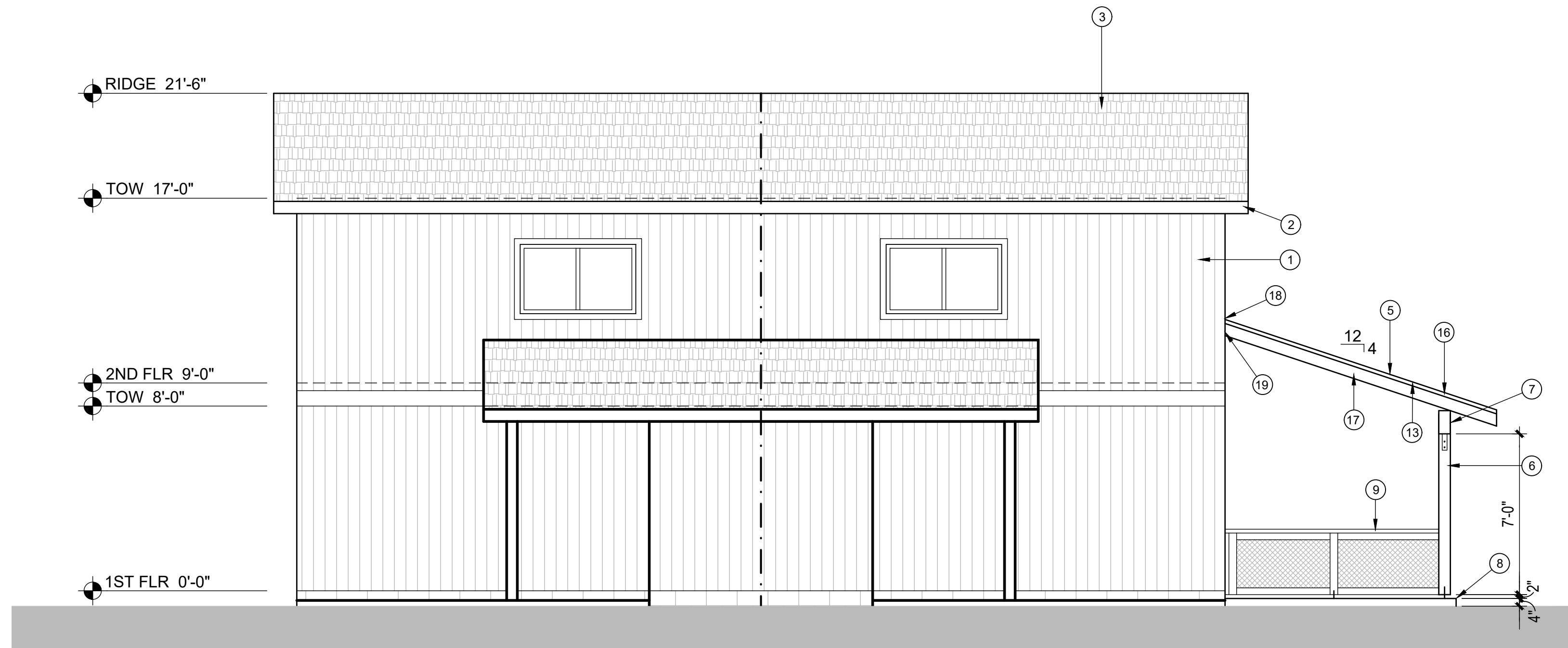
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DESCRIPTION	DATE
HPC APPLICATION	3-30-2021

PORCH ADDITION
608 WEST ASPEN AVE.
FLAGSTAFF, AZ

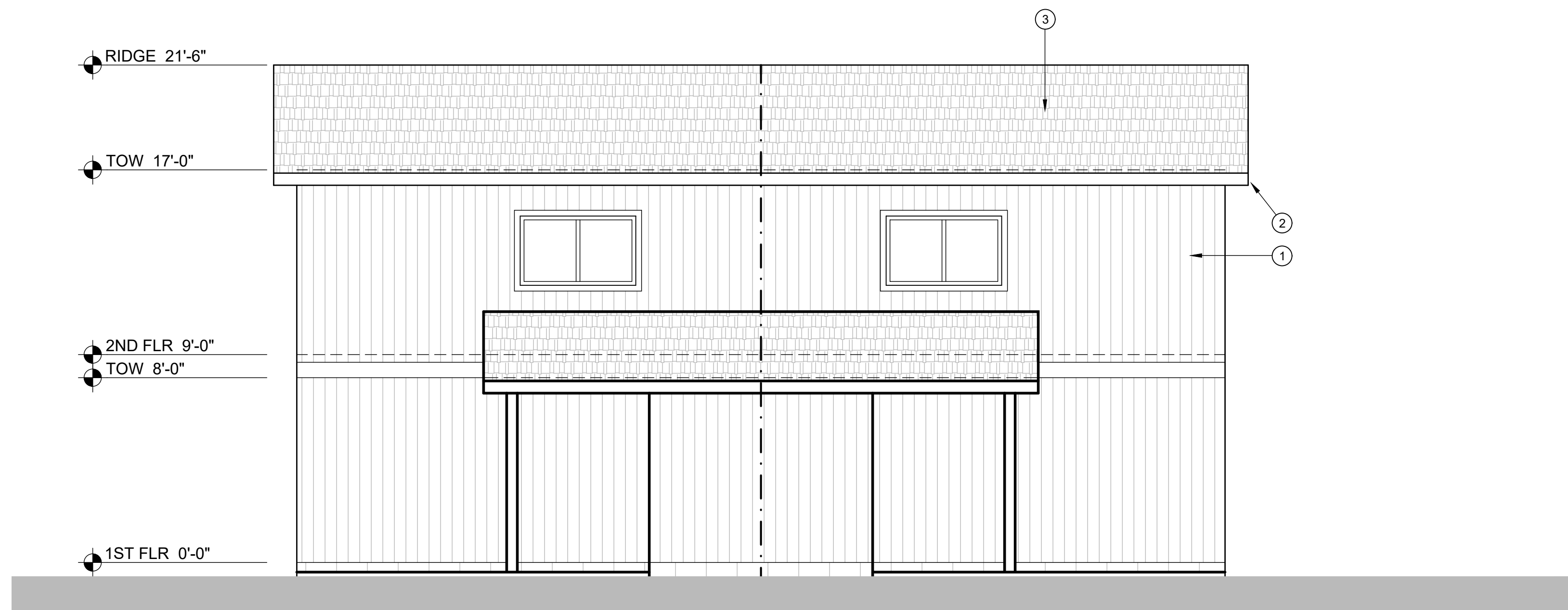
SHEET TITLE
ELEVATIONS

A2.1



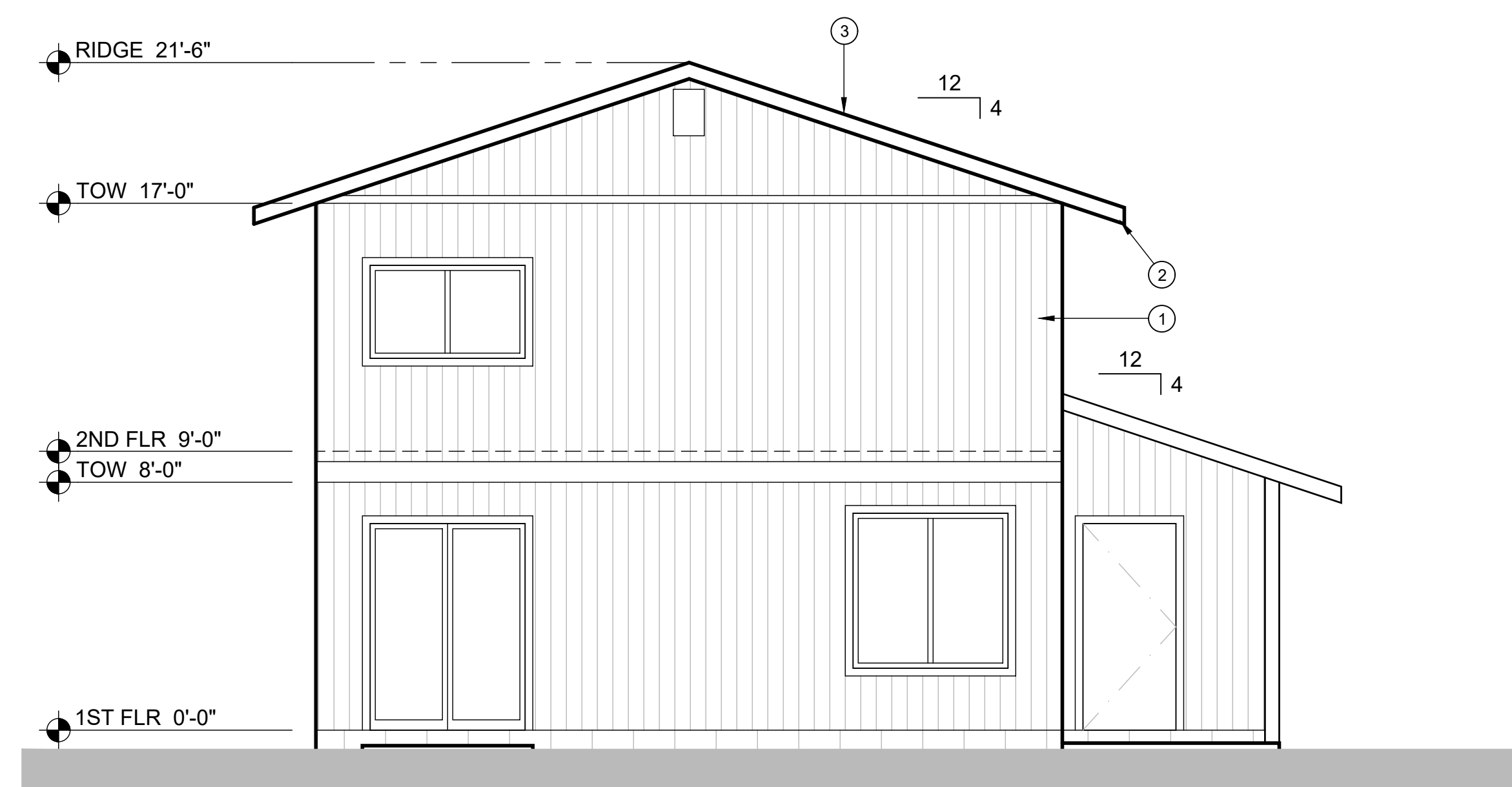
3. PROPOSED SIDE (WEST) ELEVATION

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



2. EXISTING SIDE (WEST) ELEVATION

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



1. EXISTING REAR (NORTH) ELEVATION (FOR REFERENCE ONLY)

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