

SWITZER CANYON TOWNHOMES
 800 N. SWITZER CANYON DRIVE
 FLAGSTAFF, ARIZONA

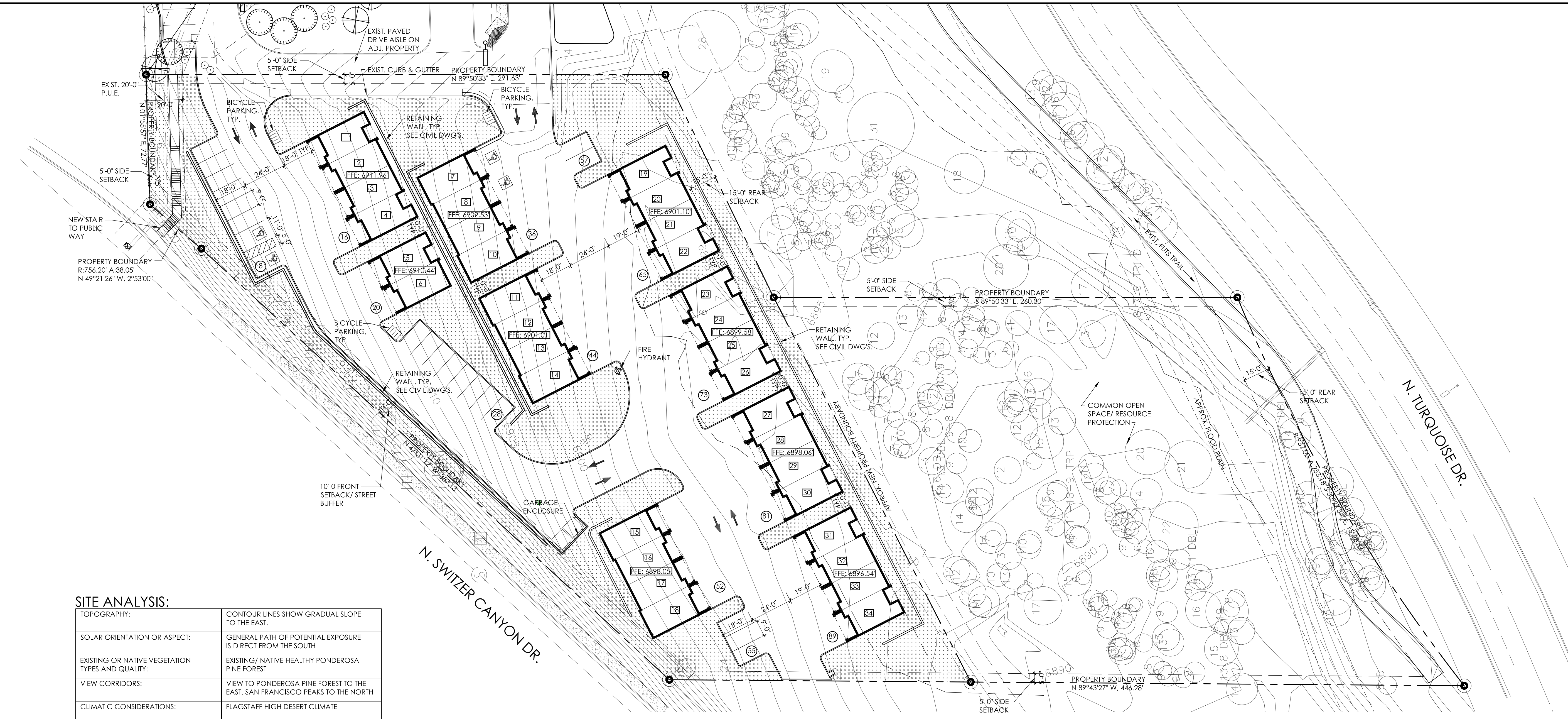
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 ARCHITECTURE | PLANNING | COLLABORATION
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DRAWN BY: T. SCANTLEBURY REVIEW BY: R. SMITH
 PROJECT NO.: _____
 2020-21
 DATE: FEBRUARY 1, 2022
 SHEET: _____

AS1.1
 ARCHITECTURAL SITE PLAN



SITE ANALYSIS:

TOPOGRAPHY:	CONTOUR LINES SHOW GRADUAL SLOPE TO THE EAST.
SOLAR ORIENTATION OR ASPECT:	GENERAL PATH OF POTENTIAL EXPOSURE IS DIRECT FROM THE SOUTH
EXISTING OR NATIVE VEGETATION TYPES AND QUALITY:	EXISTING/ NATIVE HEALTHY PONDEROSA PINE FOREST
VIEW CORRIDORS:	VIEW TO PONDEROSA PINE FOREST TO THE EAST. SAN FRANCISCO PEAKS TO THE NORTH
CLIMATIC CONSIDERATIONS:	FLAGSTAFF HIGH DESERT CLIMATE
SUBSURFACE CONDITIONS:	UNKNOWN
DRAINAGE SWALES AND STREAM CORRIDORS:	FLOOD ZONES AE AND AE FLOODWAY (SHOWN)
BUILT ENVIRONMENT AND LAND USE CONTEXT:	N: EXIST. YMCA FACILITY S: VACANT LOT E: EXIST. SINGLE FAMILY RESIDENCES W: VACANT LOT

LANDSCAPING CALCULATIONS:

STREET BUFFER @ N. SWITZER CANYON DR.:	PARKING LOT INTERIOR:
395' LINEAR FEET STREET BUFFER	50 SINGLE LOADED PARKING SPACE
REQUIRED: 1 TREE PER 25 LINEAR FEET 2 SHRUBS PER TREE 2 GROUNDCOVERS PER TREE	REQUIRED: 2 TREES PER 8 PARKING SPACES 2 SHRUBS PER TREE 2 GROUNDCOVERS PER TREE
395 / 25 = 16 TREES REQ'D. 16 x 2 = 32 SHRUBS REQ'D. 16 x 2 = 32 GROUNDCOVERS REQ'D.	50 / 8 = 6.5 x 2 = 13 TREES REQ'D. 13 x 2 = 26 SHRUBS REQ'D. 13 x 2 = 26 GROUNDCOVERS REQ'D.
TOTAL PROPOSED: 12 TREES 24 SHRUBS 24 GROUNDCOVERS	TOTAL PROPOSED: 13 TREES 26 SHRUBS 26 GROUNDCOVERS
LANDSCAPING WILL BE LOCATED IN LANDSCAPE PENINSULAS	
BUILDING FOUNDATION: 200 LINEAR FEET PER BUILDING = 1700 L.F.	RESIDENTIAL ZONE BUFFER: 857 LINEAR PERIPHERAL BUFFER
REQUIRED: 1 TREE PER 25 LINEAR FEET 2 SHRUBS PER TREE 2 GROUNDCOVERS PER TREE	REQUIRED: 1 TREE PER DWELLING UNIT 2 SHRUBS PER TREE 2 GROUNDCOVERS PER TREE
1700 / 25 = 68 TREES REQ'D. 68 x 2 = 136 SHRUBS REQ'D. 68 x 2 = 136 GROUNDCOVERS REQ'D.	34 x 1 = 34 TREES REQ'D. 34 x 2 = 68 SHRUBS REQ'D. 34 x 2 = 68 GROUNDCOVERS REQ'D.
TOTAL PROPOSED: 68 TREES 136 SHRUBS 136 GROUNDCOVERS	TOTAL PROPOSED: 34 TREES 68 SHRUBS 68 GROUNDCOVERS

LANDSCAPING NOTES:

1. EXISTING TREES CREDITED TOWARDS LANDSCAPING WILL BE DEFINED AND CALCULATED FOR SITE PLAN APPLICATION

1 ARCHITECTURAL SITE PLAN

SCALE: 1"=30'
 THIS SITE IS LOCATED WITHIN THE RESOURCE PROTECTION OVERLAY ZONE
 COORD. w/ CIVIL DRAWINGS PREPARED BY SWI, INC., FOR ALL SITE, & UTILITY IMPROVEMENTS, & RESOURCE PROTECTION, TYP.



SITE PLAN LEGEND

- APPROX. PERIMETER OF NEW BLDG. FOOTPRINT
- APPROX. NEW LANDSCAPE AREA

GENERAL PROJECT DATA

PROJECT DESCRIPTION:	NEW HOUSING DEVELOPMENT CONSISTING OF 34 TOWNHOUSE UNITS AND ASSOCIATED PARKING ON EXIST. VACANT SITE	BUILDING SETBACKS:	FRONT: 10'-0" INTERIOR SIDE YARD: 5'-0" STREET SIDE YARD: 5'-0" REAR: 15'-0"
SITE ADDRESS:	800 N. SWITZER CANYON DRIVE FLAGSTAFF AZ, 86001	ALLOWED BUILDING HEIGHT (MAX.):	60'
PROPERTY OWNER:	AXXO HOLDINGS, LLC 824 W BIRCH AVE. FLAGSTAFF, AZ 86001 CONTACT/ DEVELOPER: MATT PEACE	PROPOSED BUILDING HEIGHT:	36' (30' TO EAVE)
ARCHITECT:	SMITH ARCHITECTS, INC 1503 S. YALE ST., SUITE 200 FLAGSTAFF, AZ 86001 CONTACT: RYAN SMITH	DENSITY (UNITS/ ACRE):	MIN.: 20 UNITS MAX.: 110 UNITS
APN:	101-28-005H	BUILDING AREAS:	UNIT A: 1,225 S.F. UNIT B: 1,039 S.F.
ZONING DISTRICT:	HR	COMMON OPEN SPACE:	REQUIRED: 15% OF GROSS LOT AREA = 13,194 S.F. PROVIDED: = 56,686 S.F.
EXIST. SITE AREA:	3.32 ACRES (144,665 S.F.)	GARBAGE COLLECTION:	(1) NEW DOUBLE DUMPSTER ENCLOSURE
NEW. SITE AREA:	2.0 ACRES (87,965 S.F.)	SIGNAGE:	UNDER SEPARATE PERMIT
PARKING REQUIRED (BEFORE REDUCTIONS):	34 NEW 2-3 BDRM. BLDGS. (2 PER 2-3 BDRM.): = 68 SPACES GUEST PKG.: 25 SP./2+ UNIT: = 8.5 SPACES TOTAL REQUIRED: 77 SPACES	OCCUPANCY GROUP:	R-2
POSSIBLE PARKING REDUCTIONS (IF REQUIRED):	BICYCLE PARKING: * A REDUCTION OF ONE SPACE FOR EACH FOUR BICYCLE SPACES PROVIDED TO A MAX. OF 5% OF THE REQUIRED MOTOR VEHICLE SPACES 12 BICYCLE SPACES PROVIDED 3 PARKING SPACE REDUCTION TOTAL REQUIRED WITH REDUCTIONS 77-3 = 74 SPACES	CONSTRUCTION TYPE:	V-B SPRINKLERED
PARKING PROVIDED:	85 STANDARD VEHICLE SPACES 4 ACCESSIBLE SPACES 89 TOTAL VEHICLE SPACES 12 BICYCLE SPACES		

