

LIST OF ABBREVIATIONS

AB.	ANCHOR BOLT	EXP.	EXPANSION	PLYWD.	PLYWOOD
ACOUS.	ACOUSTICAL	EXT.	EXTERIOR	PT.	PRESSURE TREATED
A.F.F.	ABOVE FINISHED FLOOR	F.D.	FLOOR DRAIN	PL/ PLT	PLATE
A.F.G.	ABOVE FINISHED GRADE	F.F.	FINISHED FLOOR	RCP.	REFLECTED CEILING PLAN
ALUM.	ALUMINUM	FEC	FIRE EXTINGUISHER CABINET REINF.	REIN.	REINFORCING
BM.	BEAM	FIN.	FINISH	REQ'D	REQUIRED
BRG.	BEARING	FLR.	FLOOR	SCHED.	SCHEDULE
CLG.	CEILING	FTG.	FOOTING	SC	SOLID CORE
C.M.U.	CONCRETE MASONRY UNIT	FURN.	FURNACE	SHT.	SHEET
COL.	COLUMN	GA.	GAUGE	SNG	SINGLE
CONC.	CONCRETE	GYP. BD.	GYPSUM BOARD	STL.	STEEL
DTL.	DETAIL	HR.	HOUR	STRUCT.	STRUCTURAL
CPT.	CARPET	HB	HOSE BIB	T.O.M.	TOP OF MASONRY
DBL	DOUBLE	HC	HOLLOW CORE	T.V.	TELEVISION
DIM'S.	DIMENSIONS	HT	HEIGHT	TYP.	TYPICAL
DN.	DOWN	INSUL.	INSULATION, INSULATED	O.H.	OVER HEAD
DWG'S	DRAWINGS	JT.	JOINT	U.N.O.	UNLESS NOTED OTHERWISE
EA.	EACH	MECH.	MECHANICAL	VERT.	VERTICAL
ELEC.	ELECTRICAL	MIN.	MINIMUM	VCT	VINYL COMPOSITION TILE
ELEV.	ELEVATION	MTL.	METAL	W/	WITH
EQ.	EQUAL	MFR.	MANUFACTURER		
EQUIP.	EQUIPMENT	O.C.	ON CENTER		
EXIST.	EXISTING	P. LAM.	PLASTIC LAMINATE		

YINGLING CUSTOM HOME

106-07-032
FLAGSTAFF, AZ
VARIANCE SITE PLAN

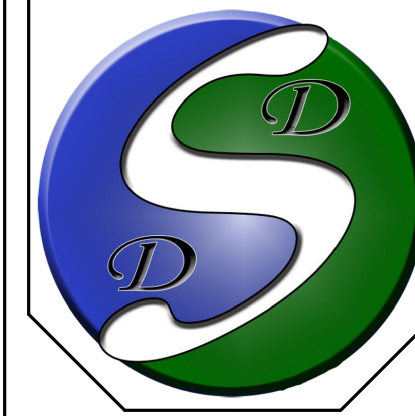
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REVISIONS

▲	BLDG DEPT 7/29/22
▲	
▲	

CUSTOM HOME FOR YINGLING

SOMETHING DIFFERENT DESIGNS
928-853-3196
KATHLEEN@SDDAZ.COM
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DESIGNER: KATHLEEN TOENJES
DRAWN BY: KDT
REVIEW BY: KDT
DATE: 6/13/22

A1
SITE PLAN & COVER SHEET
SHEET 1 OF 13

PROJECT NOTES

PROJECT DESCRIPTION:
NEW CUSTOM HOME

APN: 106-07-032
LOCATION: ** FLAGSTAFF, AZ
OWNER: DAVID & KELLI YINGLING

LIVABLE SQUARE FOOTAGE	1885 S.F.
GARAGE SQUARE FOOTAGE	912 S.F.
COVERED PORCHES MAIN LEVEL	538 S.F.
UNCOVERED PORCHES MAIN LEVEL	405 S.F.
LOT SIZE	2.48 ACRES
LOT COVERAGE	2.6%
EXIST IMPERVIOUS (FS ROAD)	8,426 S.F.
EXIST IMPERVIOUS (EXIST DRIVEWAY)	7,442 S.F.
NEW IMPERVIOUS	4102 S.F. ▲
TOTAL IMPERVIOUS	19,970 S.F.

SOLAR READY PROVISIONS APPLICABLE CODES:

HOUSE HAS MORE THAN 600 SQUARE FEET OF ROOF ORIENTED BETWEEN 90 AND 270 DEGREES OF NORTH. SEE ROOF FRAMING AND ELECTRICAL PLANS FOR DETAILS.

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
COCONINO COUNTY CODES & ORDINANCES

CONTRACTOR

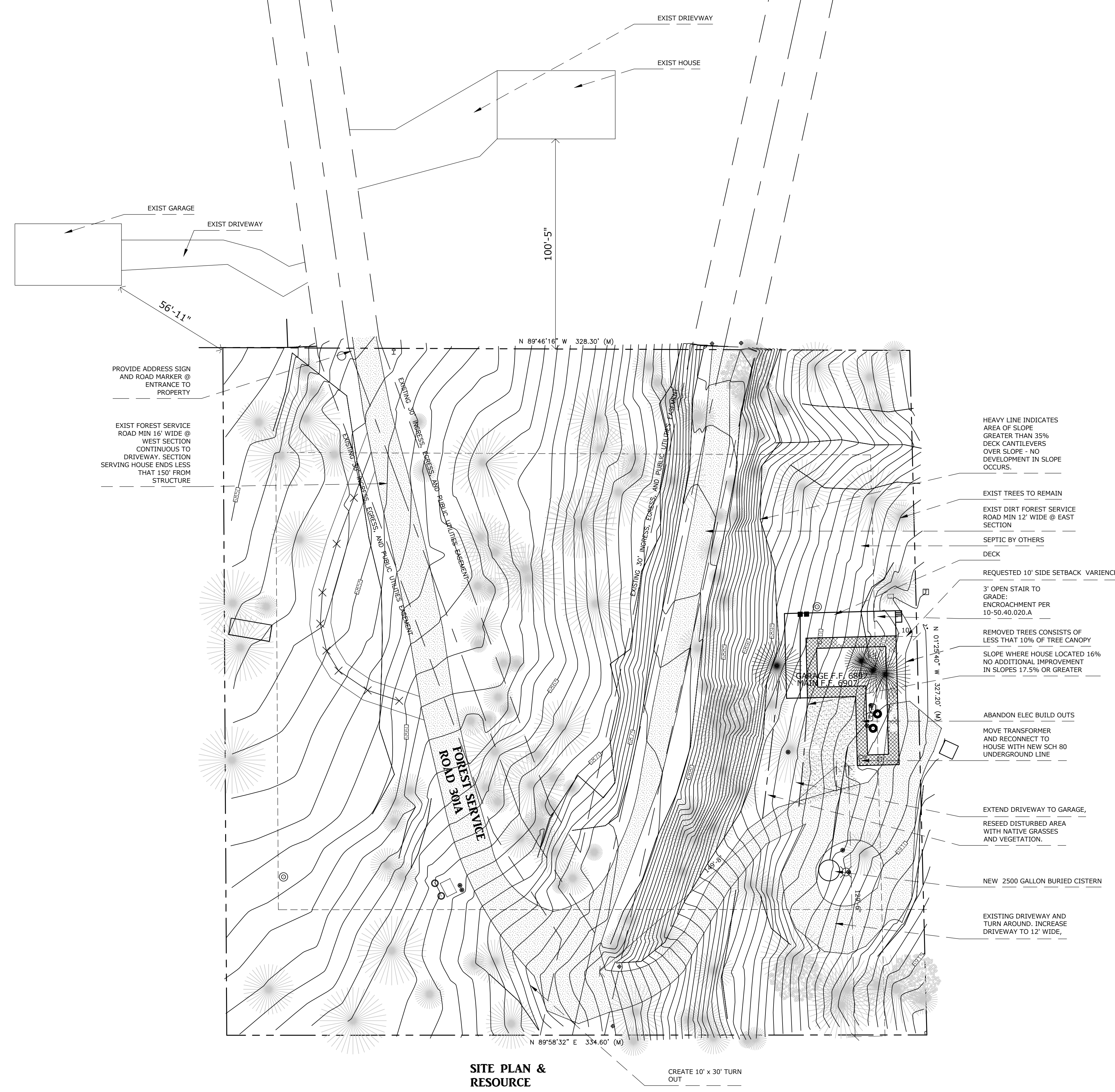
DANIEL PHILLIPS
TIMBERPEAKS CONSTRUCTION

FIRE PREVENTION

- ACCESS
- HOUSE IS ACCESSED BY A CURRENT INGRESS EASEMENT THAT SERVES FOREST SERVICE ROAD 301A. THERE IS A CURRENT DRIVEWAY AND TURN AROUND THAT ACCESSES THE HOUSE. THE STRUCTURE IS LESS THAN 150' FROM THE FOREST SERVICE ROAD.
 - SIGNS MARKING THE ROAD AND ADDRESS WILL BE ADDED TO THE ROAD AT THE ENTRANCE OF THE PROPERTY
- DEFENSIBLE SPACE
- PROPERTY WILL BE CLEARED OF SMALL DIAMETER TREE SPROUTS, AND DRY SHRUBS AND GRASSES THAT MAY ENCOURAGE THE TRANSFER OF WILD FIRE IN ACCORDANCE TO THE VEGETATION MANAGEMENT PLAN. MAINTENANCE OF THIS DEFENSIBLE SPACE WILL BE BY THE OWNER.
- IGNITION-RESISTANT CONSTRUCTION
- HOUSE IS CONSTRUCTION WITH IGNITION-RESISTANT CONSTRUCTION, SEE PLANS FOR ADDITIONAL DETAILS.

INDEX OF DRAWINGS

A1	COVER SHEET & SITE PLAN
A1A	RESOURCE PROTECTION OVERLAY
N1	GENERAL NOTE SHEET
A2	MAIN LEVEL FLOOR PLAN
A3	LOWER LEVEL FLOOR PLAN
A4	ELEVATIONS
A5	ELEVATIONS
A6	BUILDING SECTION & DETAILS
S1	FOUNDATION PLAN
S2	FLOOR FRAMING PLAN
S3	ROOF FRAMING PLAN
S4	BRACE WALL PLAN
E1	ELECTRICAL PLANS



SITE PLAN & RESOURCE PROTECTION
SCALE: 1" = 30'

SITE ANALYSIS:
NO WATERWAYS, NATURAL DRAINAGE PATHWAYS OR VIEW CORRIDORS ARE ON THIS SITE. SITE DISRUPTION IS MINIMAL.

- HEAVY LINE INDICATES AREA OF SLOPE GREATER THAN 35% DECK CANTILEVERS OVER SLOPE - NO DEVELOPMENT IN SLOPE OCCURS.
- EXIST TREES TO REMAIN
- EXIST DIRT FOREST SERVICE ROAD MIN 12' WIDE @ EAST SECTION
- SEPTIC BY OTHERS
- DECK
- REQUESTED 10' SIDE SETBACK VARIANCE
- 3' OPEN STAIR TO GRADE: ENCROACHMENT PER 10-50.40.020.A
- REMOVED TREES CONSISTS OF LESS THAN 10% OF TREE CANOPY
- SLOPE WHERE HOUSE LOCATED 16% NO ADDITIONAL IMPROVEMENT IN SLOPES 17.5% OR GREATER
- ABANDON ELEC BUILD OUTS
- MOVE TRANSFORMER AND RECONNECT TO HOUSE WITH NEW SCH 80 UNDERGROUND LINE
- EXTEND DRIVEWAY TO GARAGE, RESEED DISTURBED AREA WITH NATIVE GRASSES AND VEGETATION.
- NEW 2500 GALLON BURIED CISTERN
- EXISTING DRIVEWAY AND TURN AROUND. INCREASE DRIVEWAY TO 12' WIDE.