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CODE COMPLIANCE:

OCCUPANCY: R-3
 CONSTRUCTION TYPE: V
 FIRE SPRINKLERS: NO

PLANS ARE DESIGNED TO, and WORK SHALL CONFORM TO:
 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 2018 INTERNATIONAL MECHANICAL CODE (IMC)
 2017 NATIONAL ELECTRICAL CODE (NEC)
 2018 INTERNATIONAL PLUMBING CODE (IPC)
 AS AMENDED and ADOPTED by the CITY of FLAGSTAFF

PROPERTY DATA:

	EXISTING (SF):	PROPOSED (SF):		
SITE AREA:	7,132	7,132	100%	
FOOTPRINTS:	0	882	0%	12%
PORCH/PATIO:	0	200	0%	3%
DRIVE/WALK:	0	531	0%	7%
LANDSCAPING:	7,132	5,518	100%	77%

STORM WATER DATA:

	EXISTING (SF):	PROPOSED (SF):		
IMPERVIOUS AREA:	0	1,614	0%	23%

BUILDING DATA:

	EXISTING (SF):	PROPOSED (SF):
LIVING SPACE:	0	882
RELOCATED:		762
NEW:		120
PORCH:	0	200

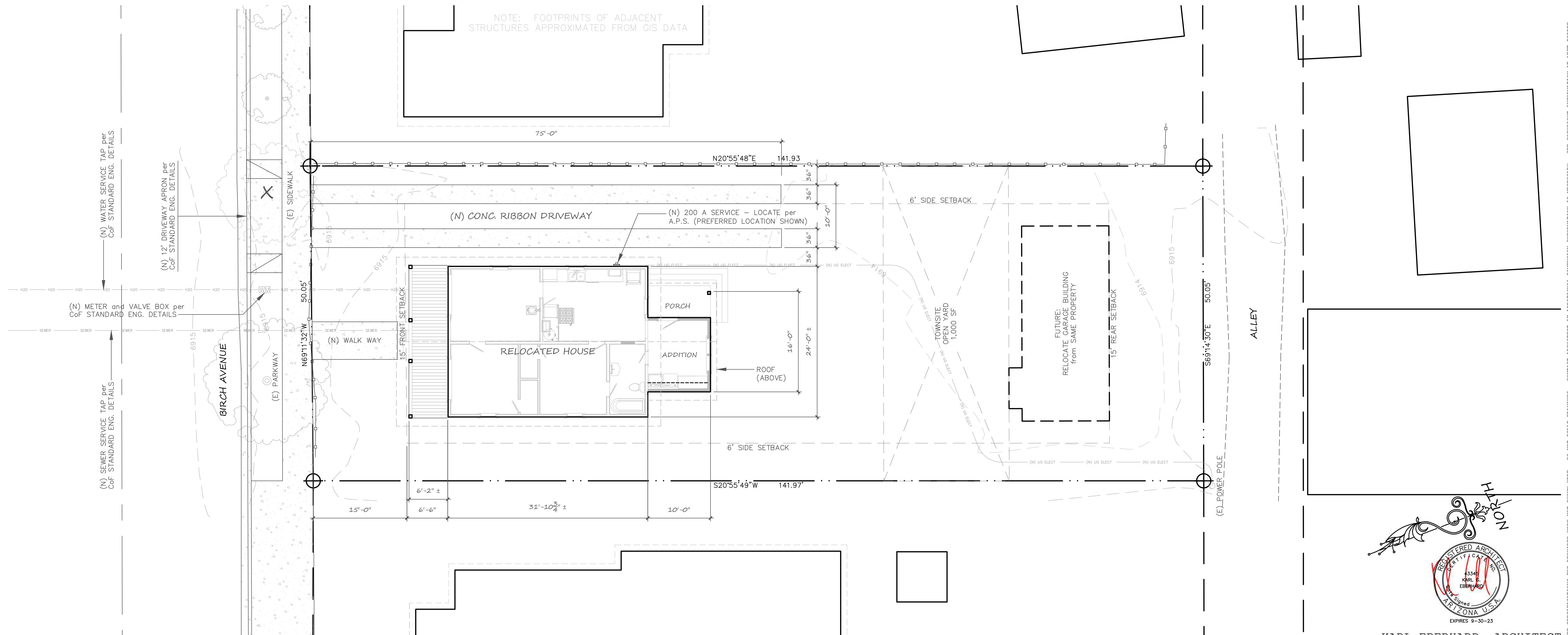
PROPERTY DATA:

ADDRESS: 615 W. BIRCH AVENUE
 APN: 100-16-008B
 ZONING DISTRICT: R1N
 LAND USE CATEGORY: URBAN EXISTING
 FLOOD/FEMA: NONE
 RESOURCES:
 STEEP SLOPES: NONE
 FOREST: NONE
 FLOODPLAIN: NONE
 CULTURAL: NONE
 OWNER: TOWNSITE COMMUNITY LAND TRUST
 PO BOX 234
 FLAGSTAFF, AZ 86002

DRAWING INDEX:

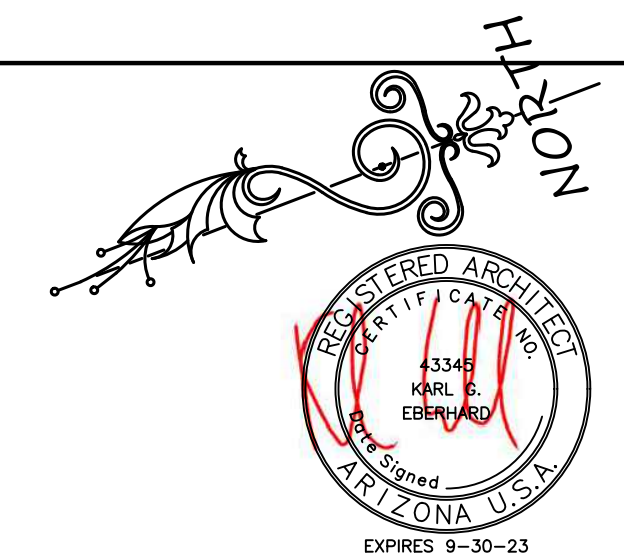
- A-1 ADMINISTRATIVE DATA and SITE PLAN
- A-2 FLOOR PLAN and DIMENSION PLAN
- A-3 EXTERIOR VIEWS and M.P.E. PLAN
- A-4 FOUNDATIONS, FLOOR and WALL FRAMING
- A-5 BRACED WALLS, DECK and ROOF FRAMING
- A-6 SECTION A-A and TYPICAL FOUNDATION DETAILS
- A-7 SECTION B-B

VICINITY MAP:



SITE PLAN

SCALE: 1/8" = 1' - 0"



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 615 SITE PLAN V1.DWG March 10, 2023

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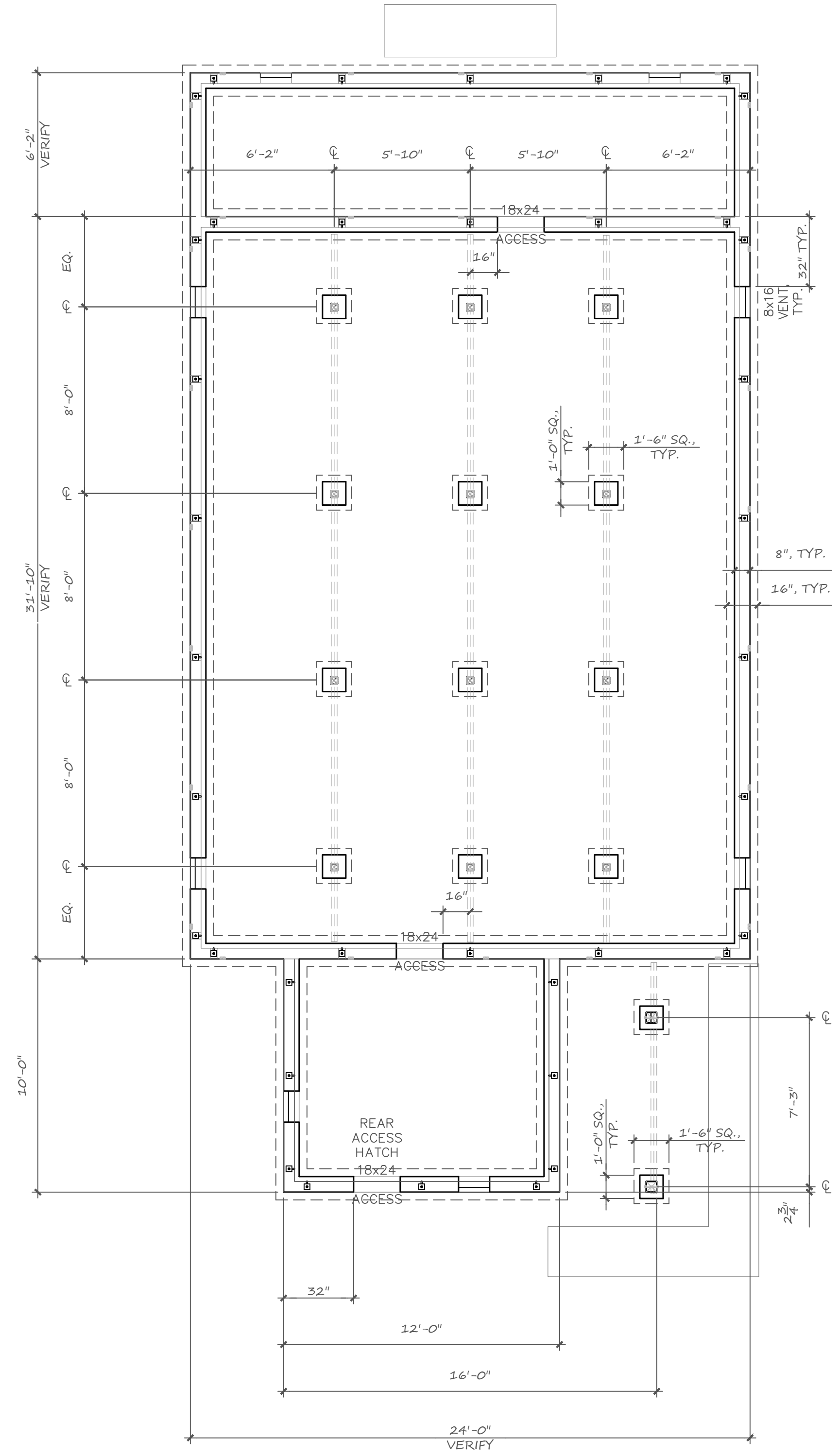
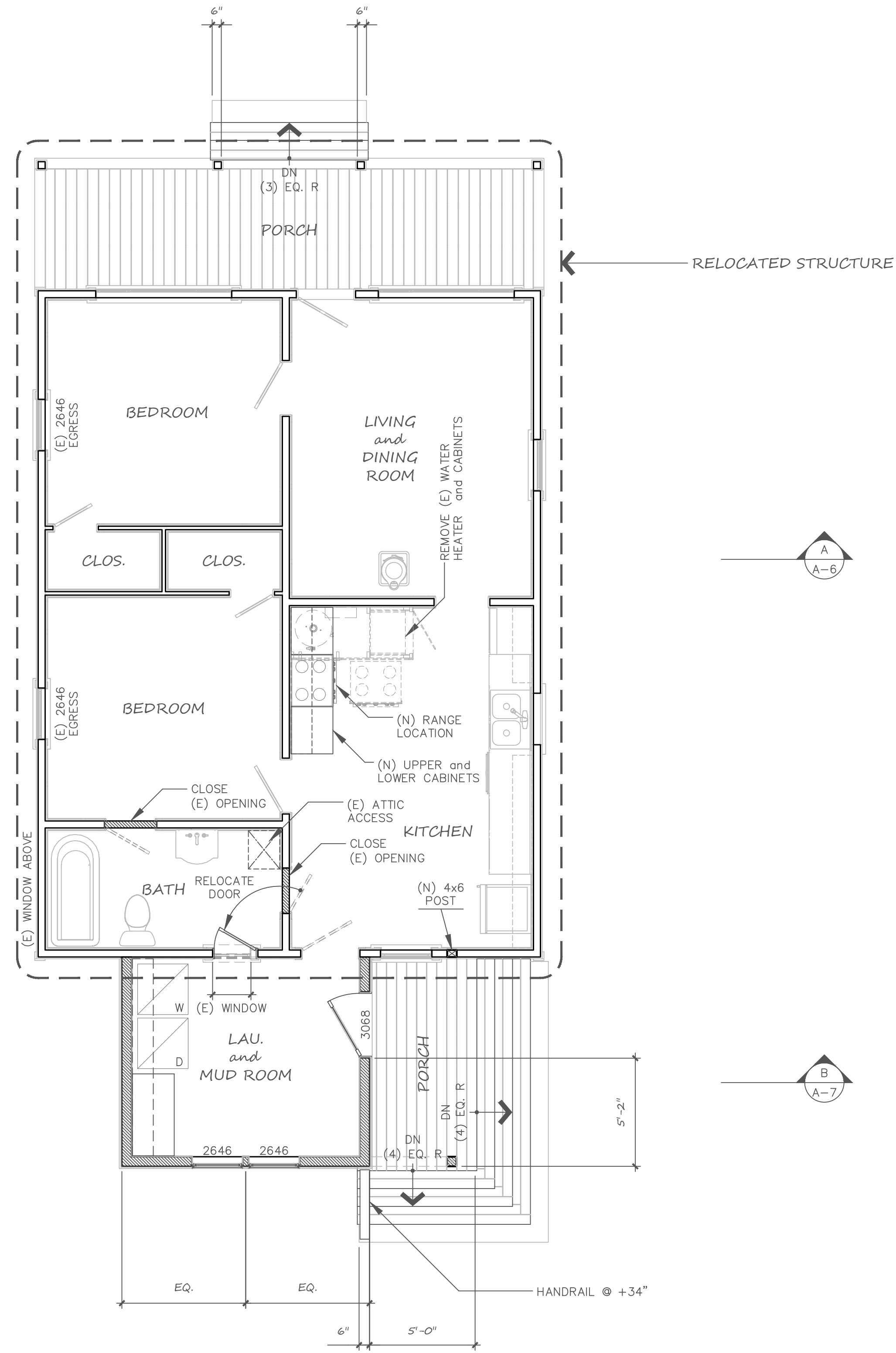
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 ARCHITECT

SITE PLAN

MAR 2023

A-1

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FLOOR PLAN

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

DIMENSION PLAN (FOUNDATION PLAN)

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



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FLOOR PLAN and DIMENSION PLAN

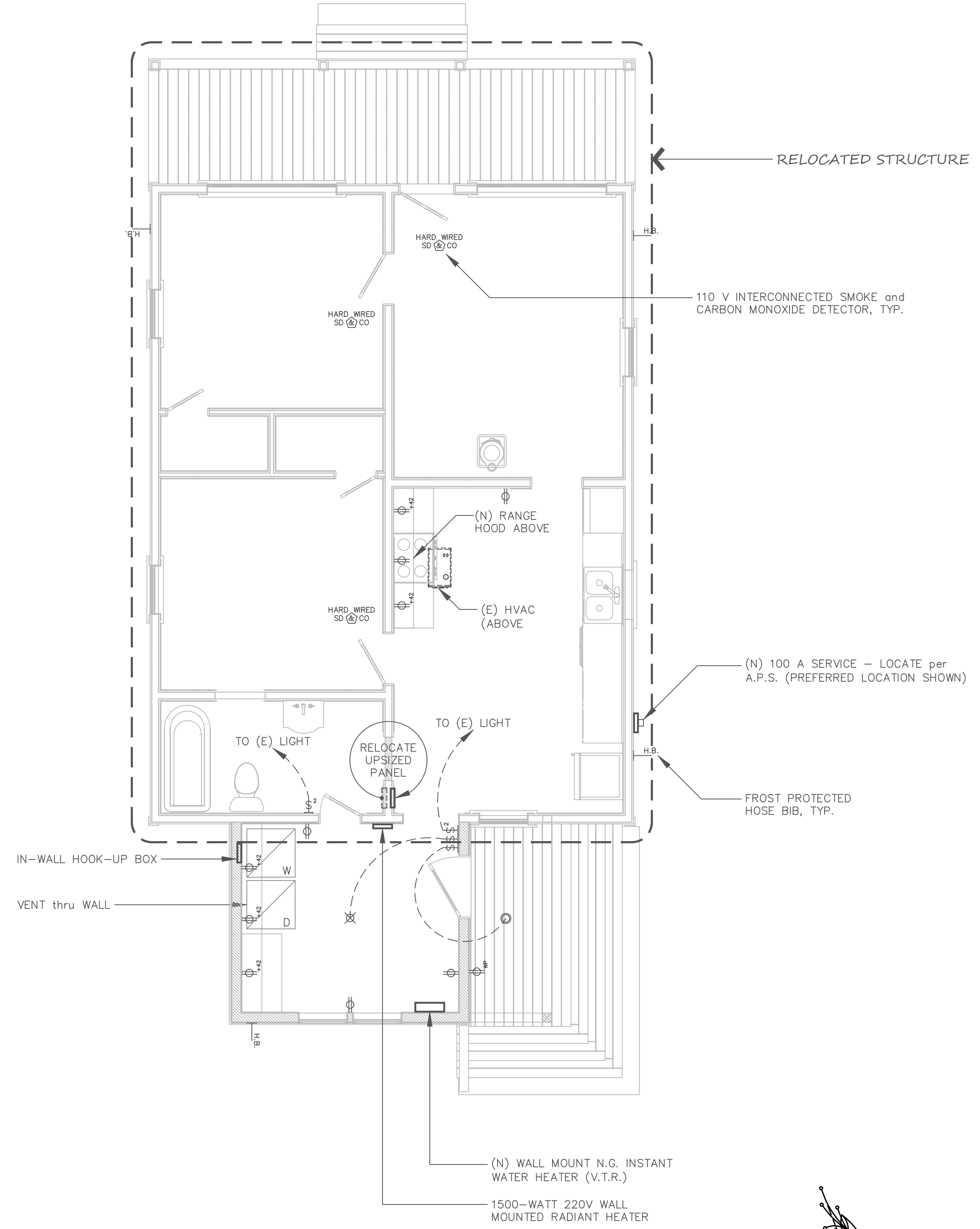
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A-2

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- NOTES:
 1. THE WORK OF THIS PROJECT INCLUDES RE-WIRING THE ENTIRE HOUSE.
 2. THE WORK OF THIS PROJECT INCLUDES RE-PLUMBING THE ENTIRE HOUSE.



M.P.E. PLAN

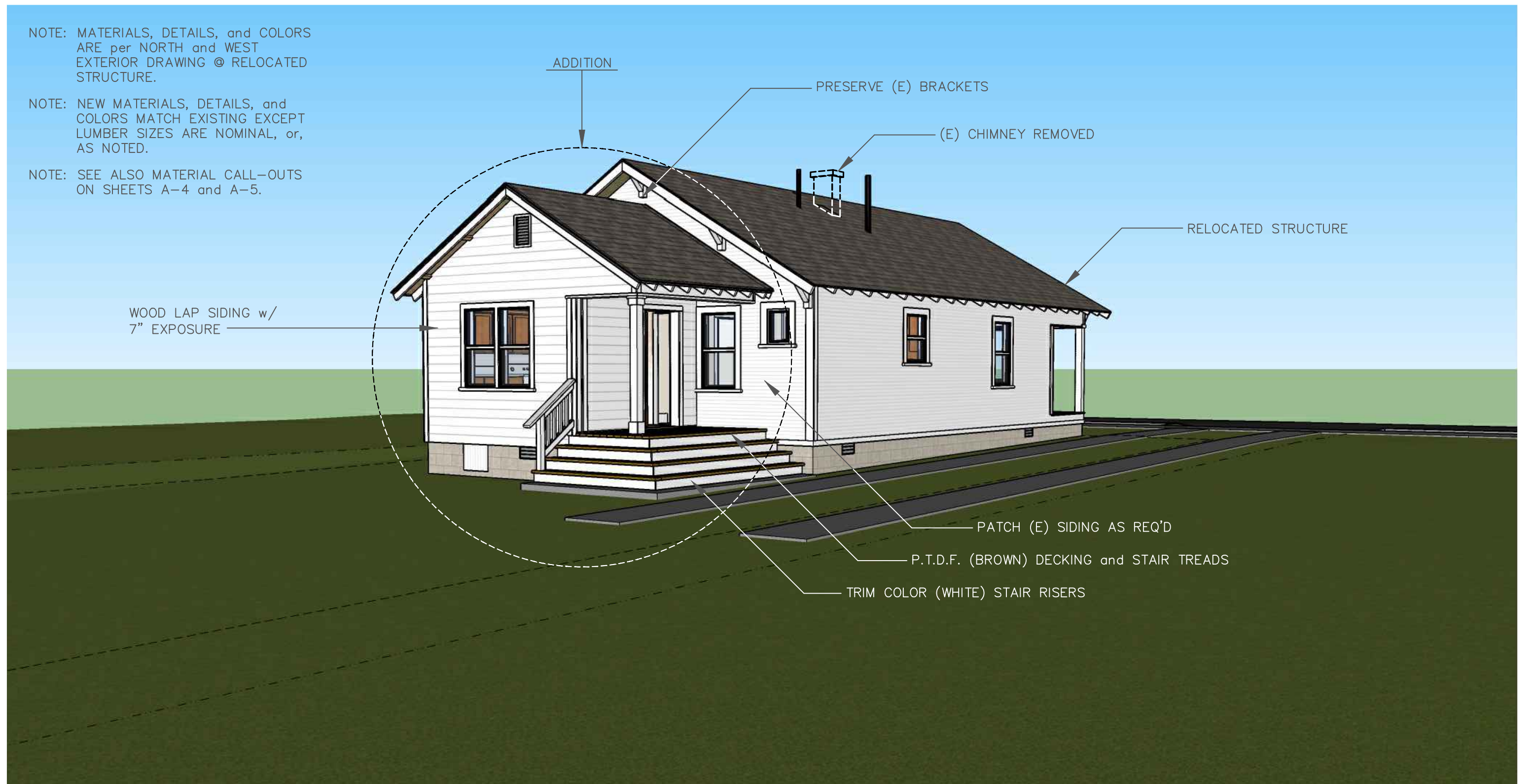
SCALE: 1/4" = 1' - 0"



NOTE: MATERIALS, DETAILS, and COLORS ARE EXISTING EXCEPT AS NOTED

NORTH and WEST EXTERIOR (FRONT)

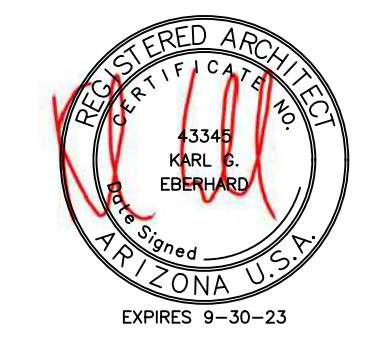
SCALE: N.T.S.



- NOTE: MATERIALS, DETAILS, and COLORS ARE per NORTH and WEST EXTERIOR DRAWING @ RELOCATED STRUCTURE.
 NOTE: NEW MATERIALS, DETAILS, and COLORS MATCH EXISTING EXCEPT LUMBER SIZES ARE NOMINAL, or, AS NOTED.
 NOTE: SEE ALSO MATERIAL CALL-OUTS ON SHEETS A-4 and A-5.

SOUTH and EAST EXTERIOR (REAR)

SCALE: N.T.S.



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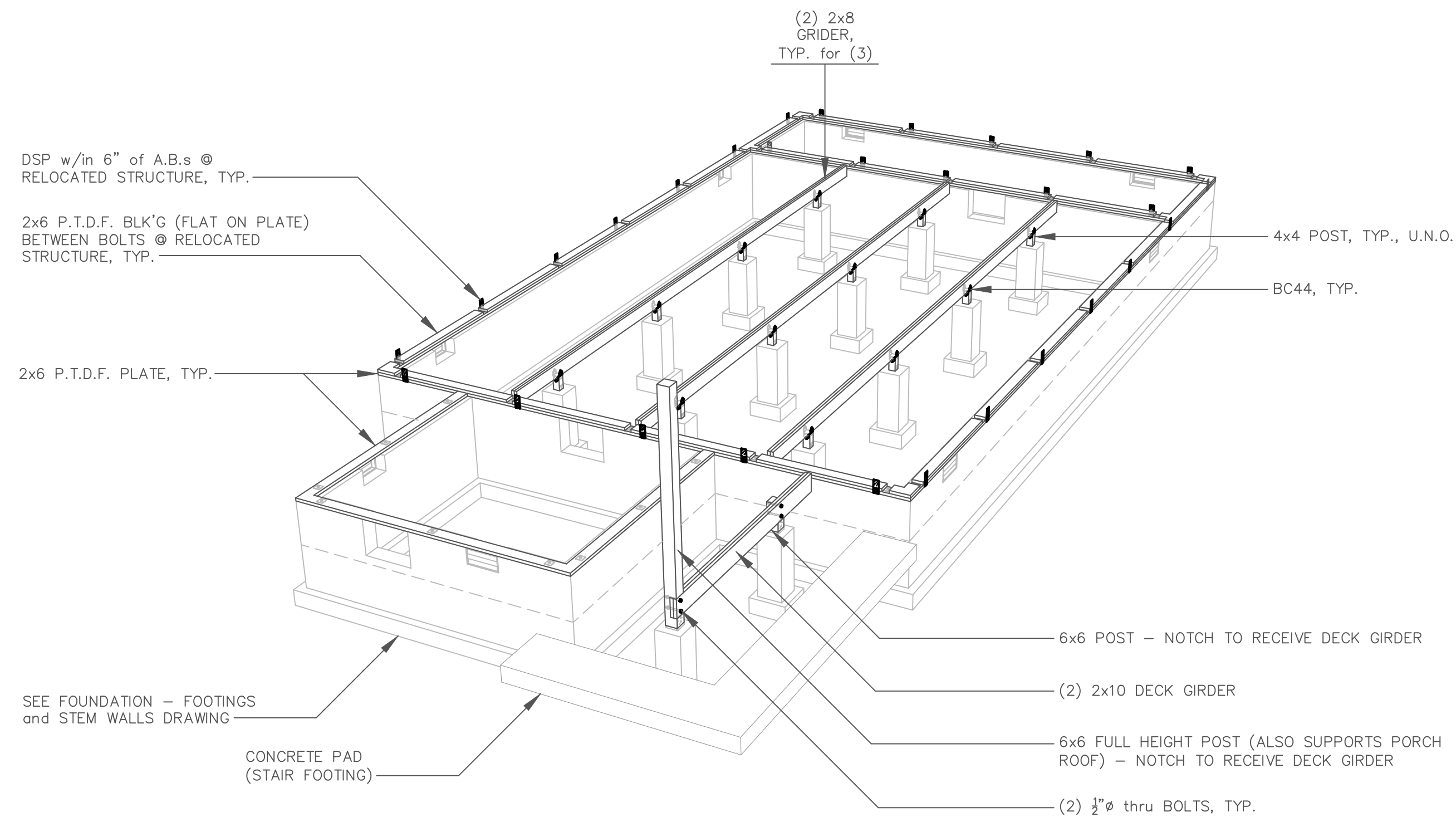
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 615 W. BIRCH AVENUE, FLAGSTAFF, AZ

EXTERIOR VIEWS and
 M.P.E. PLAN

MAR 2023

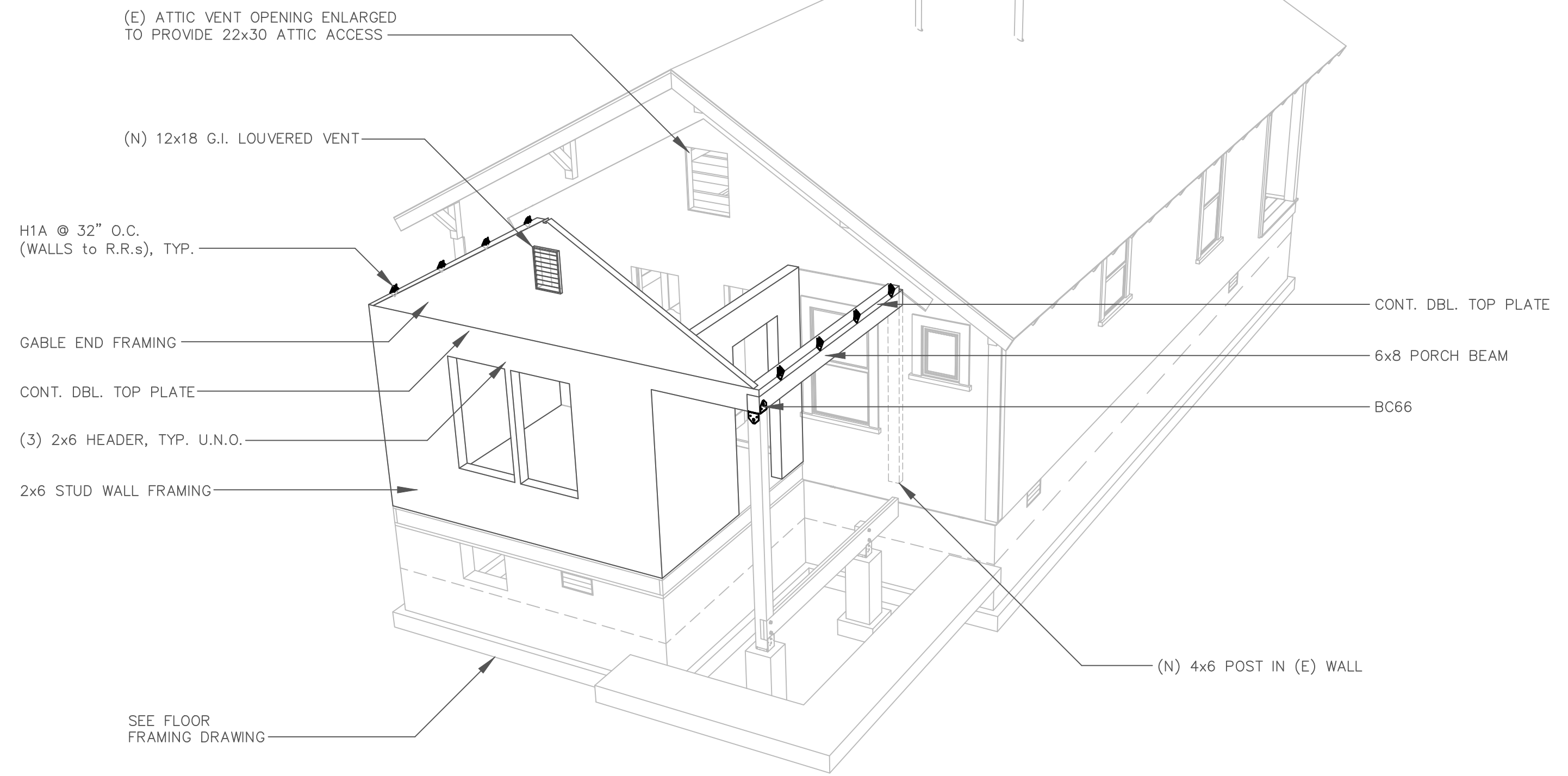
A-3

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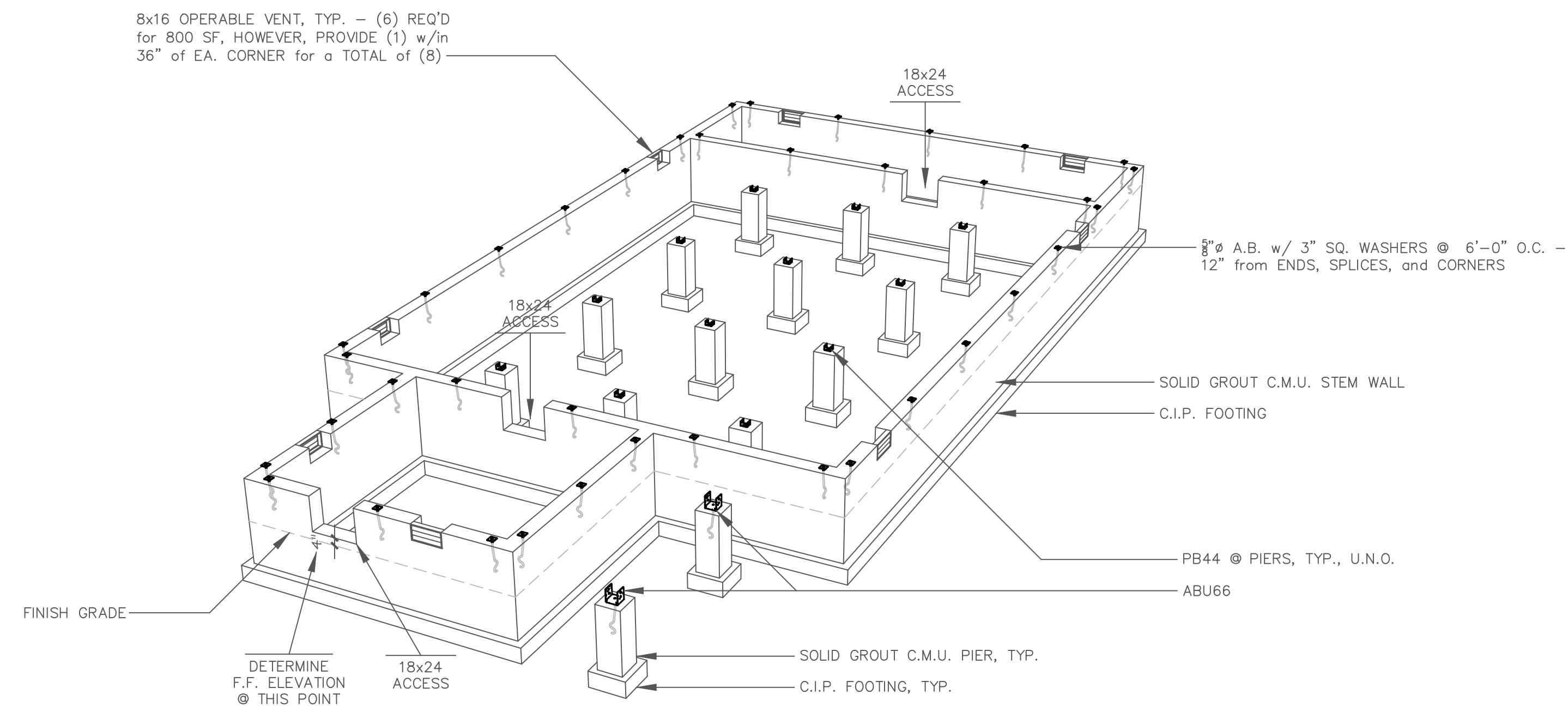
FOUNDATIONS (CARPENTRY)

SCALE: N.T.S.



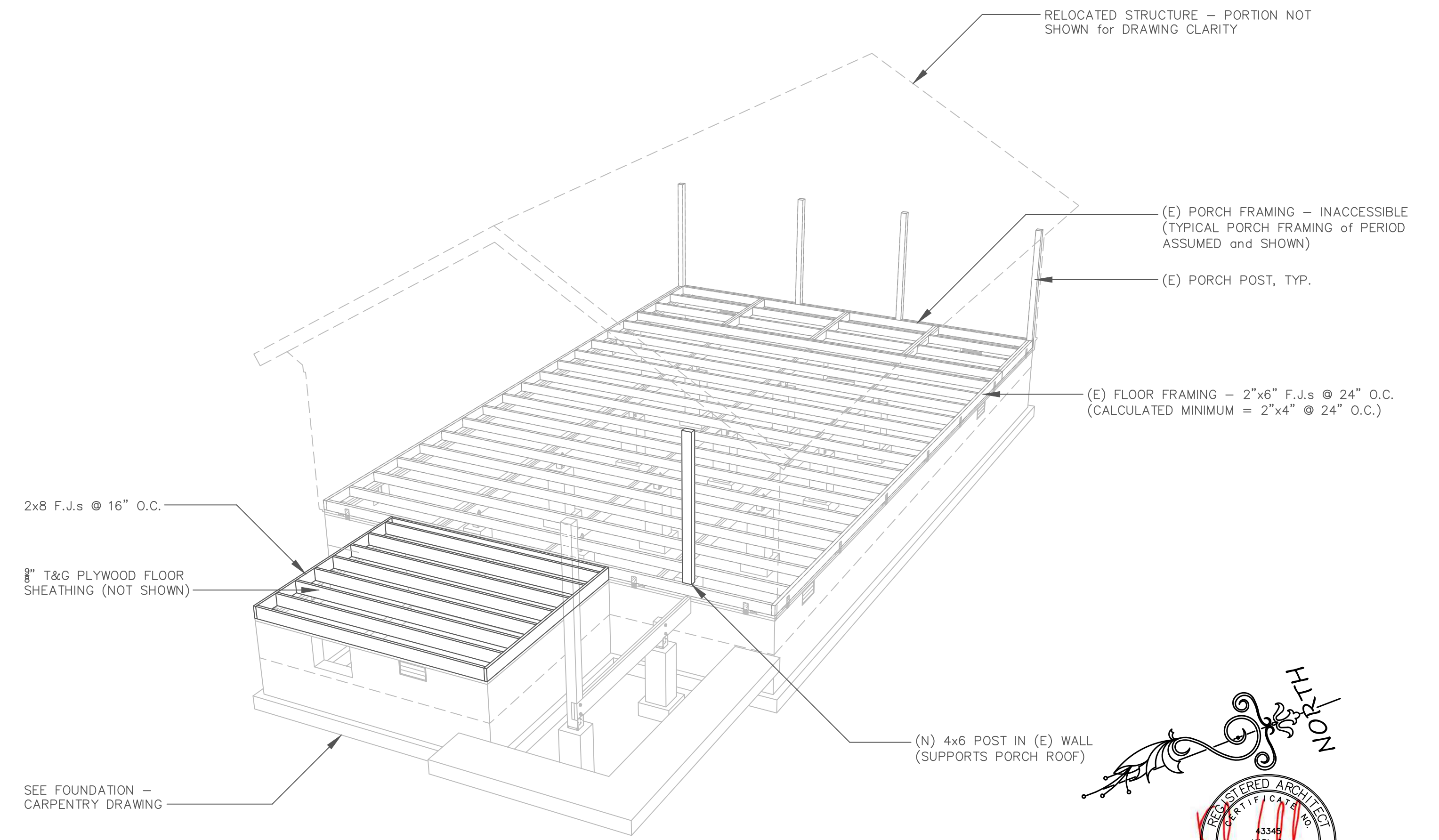
WALL FRAMING

SCALE: N.T.S.



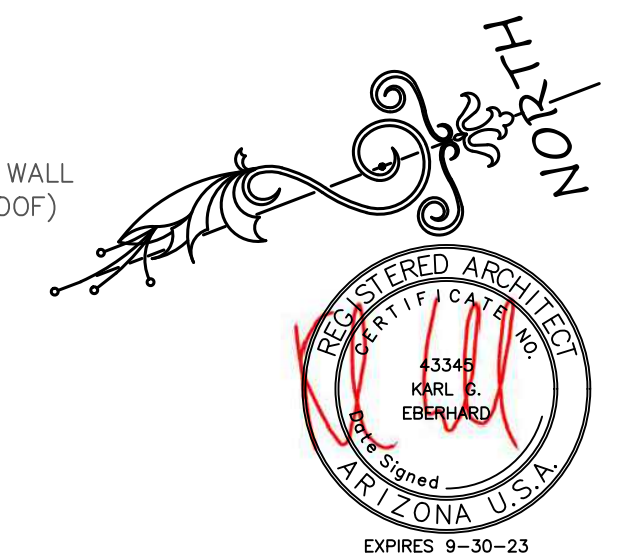
FOUNDATIONS (FOOTINGS and STEM WALLS)

SCALE: N.T.S.



FLOOR FRAMING

SCALE: N.T.S.



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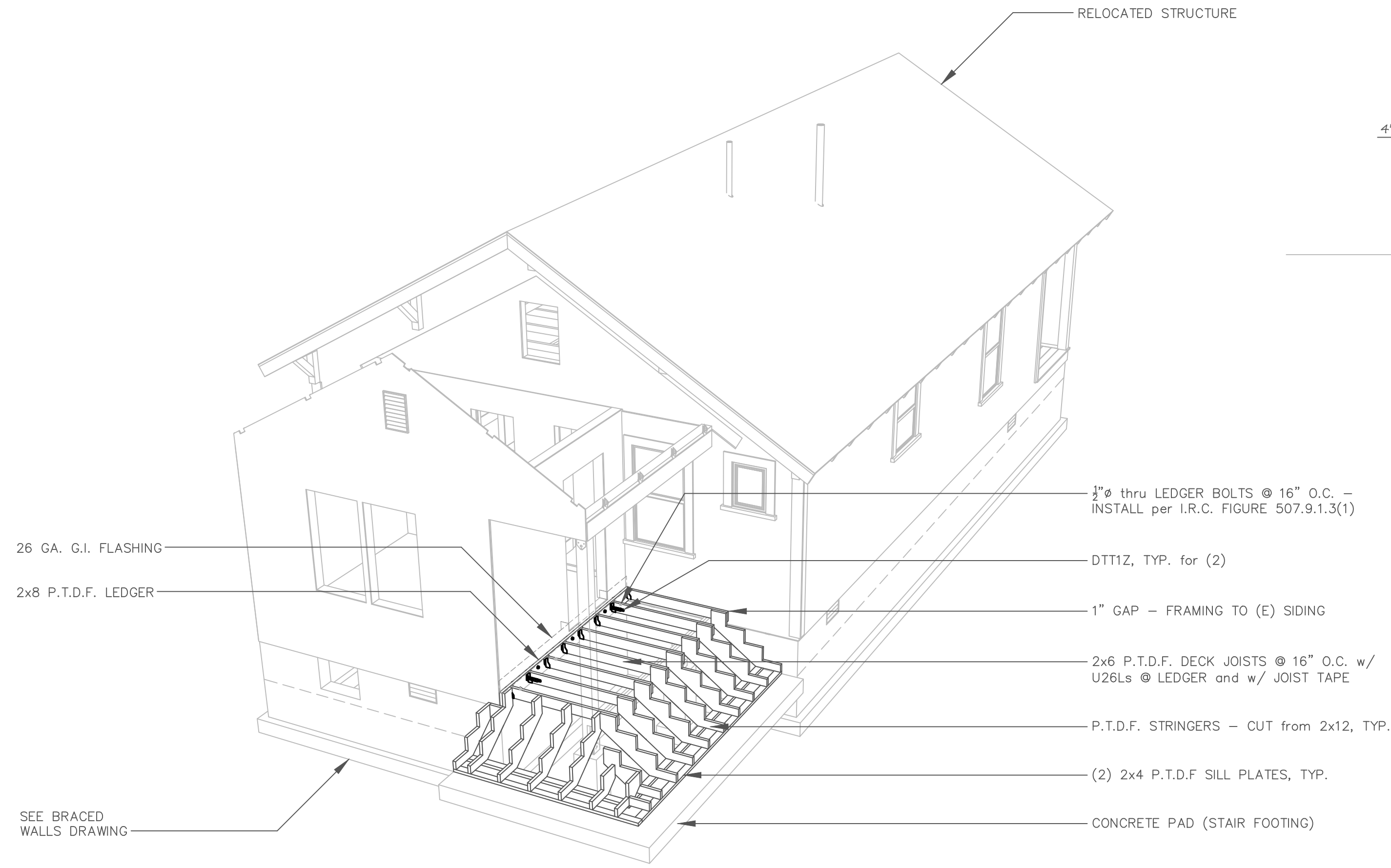
FOUNDATIONS,
 FLOOR and WALL FRAMING

MAR 2023

A-4

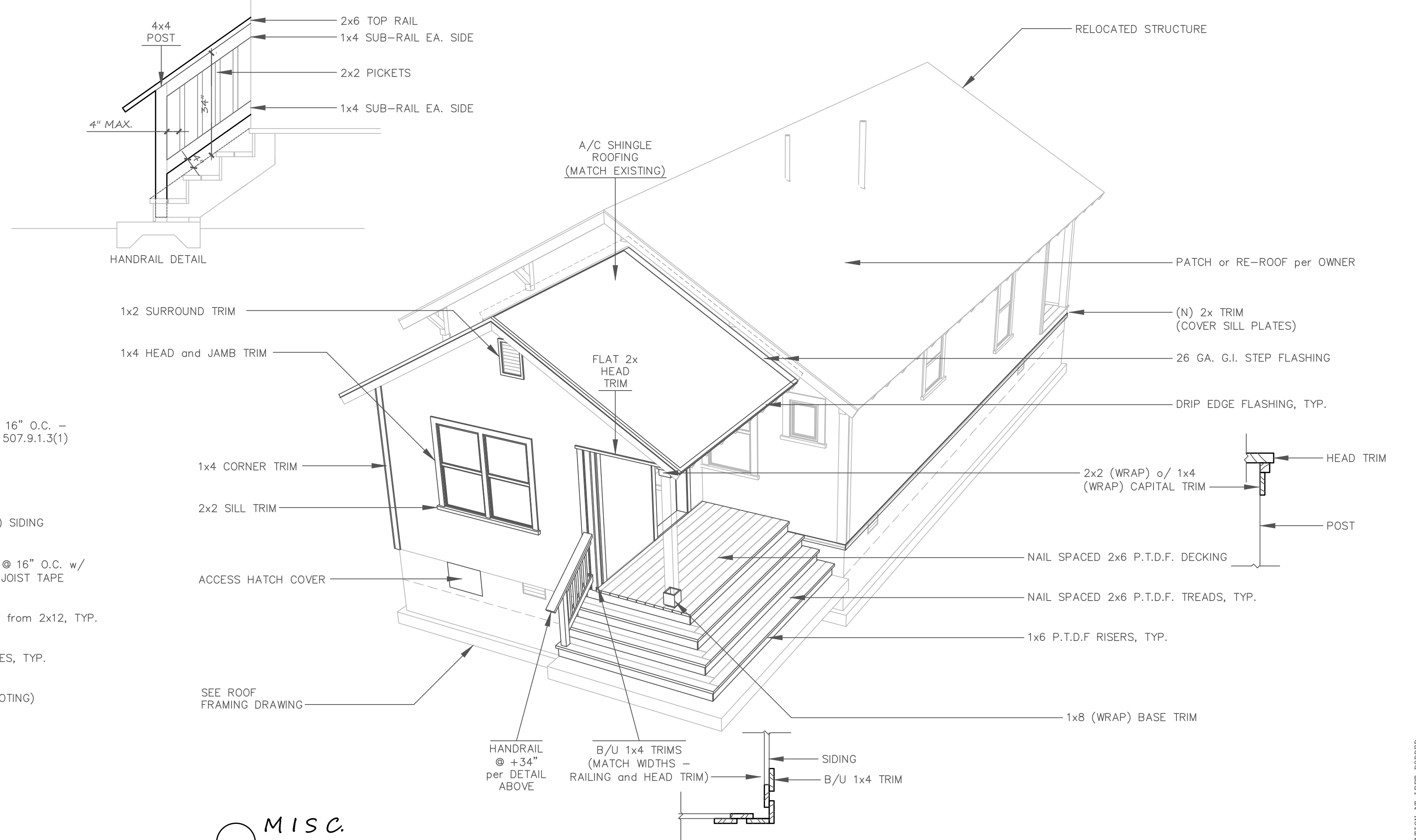
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DECK FRAMING

SCALE: N.T.S.



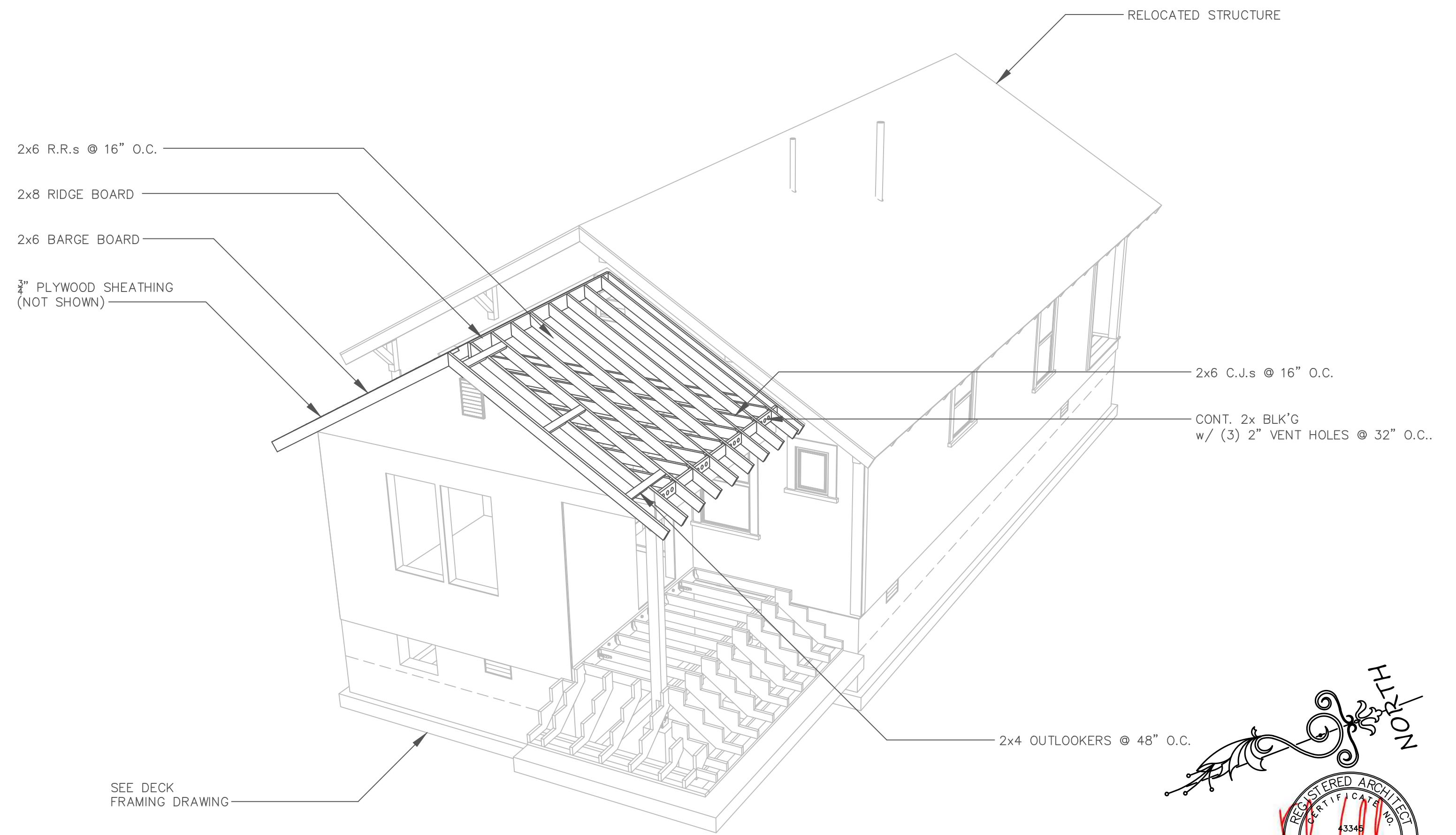
MISC.

SCALE: N.T.S.



BRACED WALLS

SCALE: N.T.S.



ROOF FRAMING

SCALE: N.T.S.



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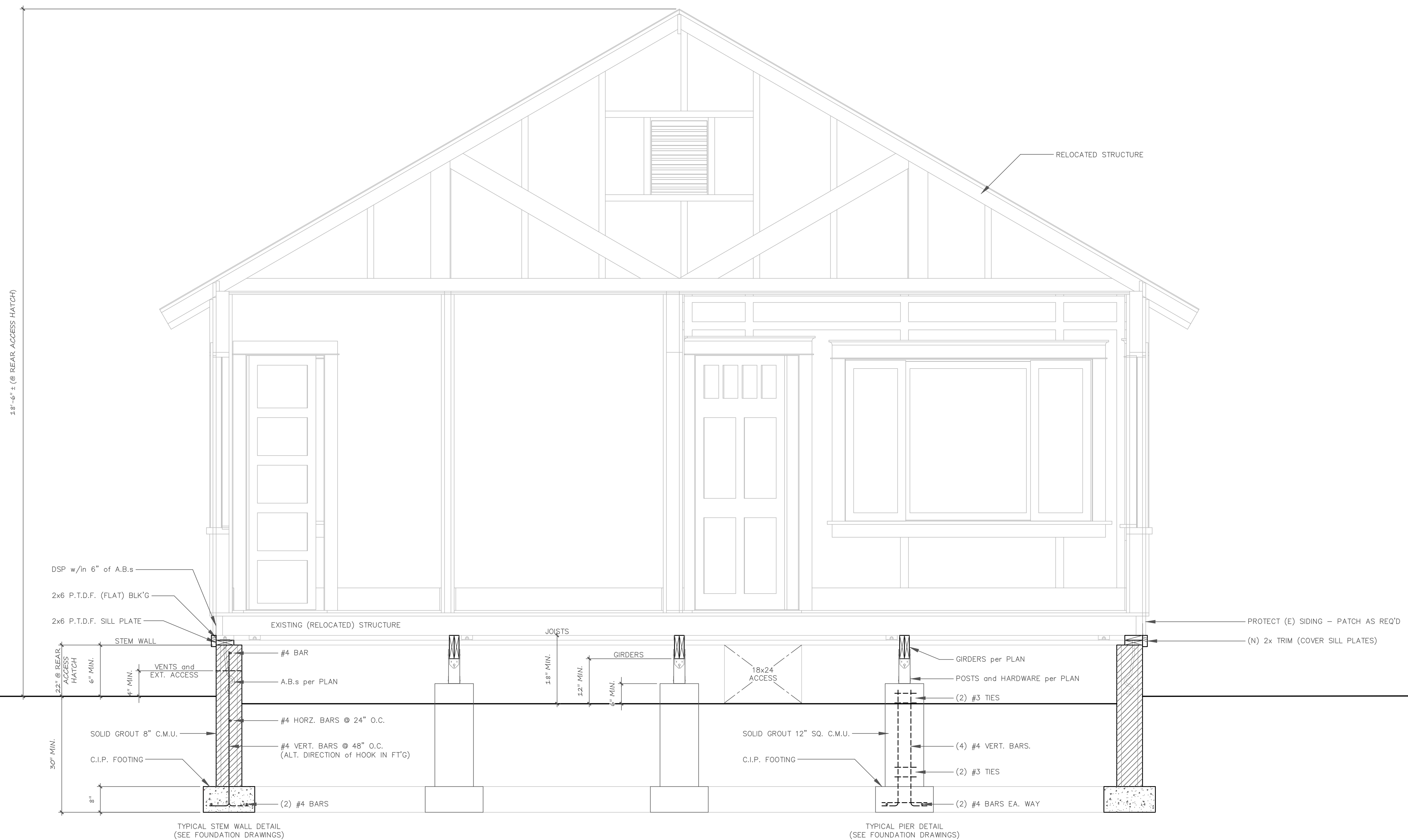
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BRACED WALLS
 DECK and ROOF FRAMING

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A-5

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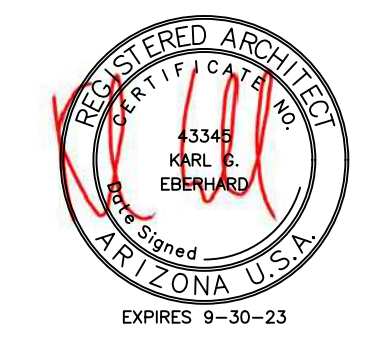


TYPICAL STEM WALL DETAIL
(SEE FOUNDATION DRAWINGS)

TYPICAL PIER DETAIL
(SEE FOUNDATION DRAWINGS)

TYPICAL SECTION

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



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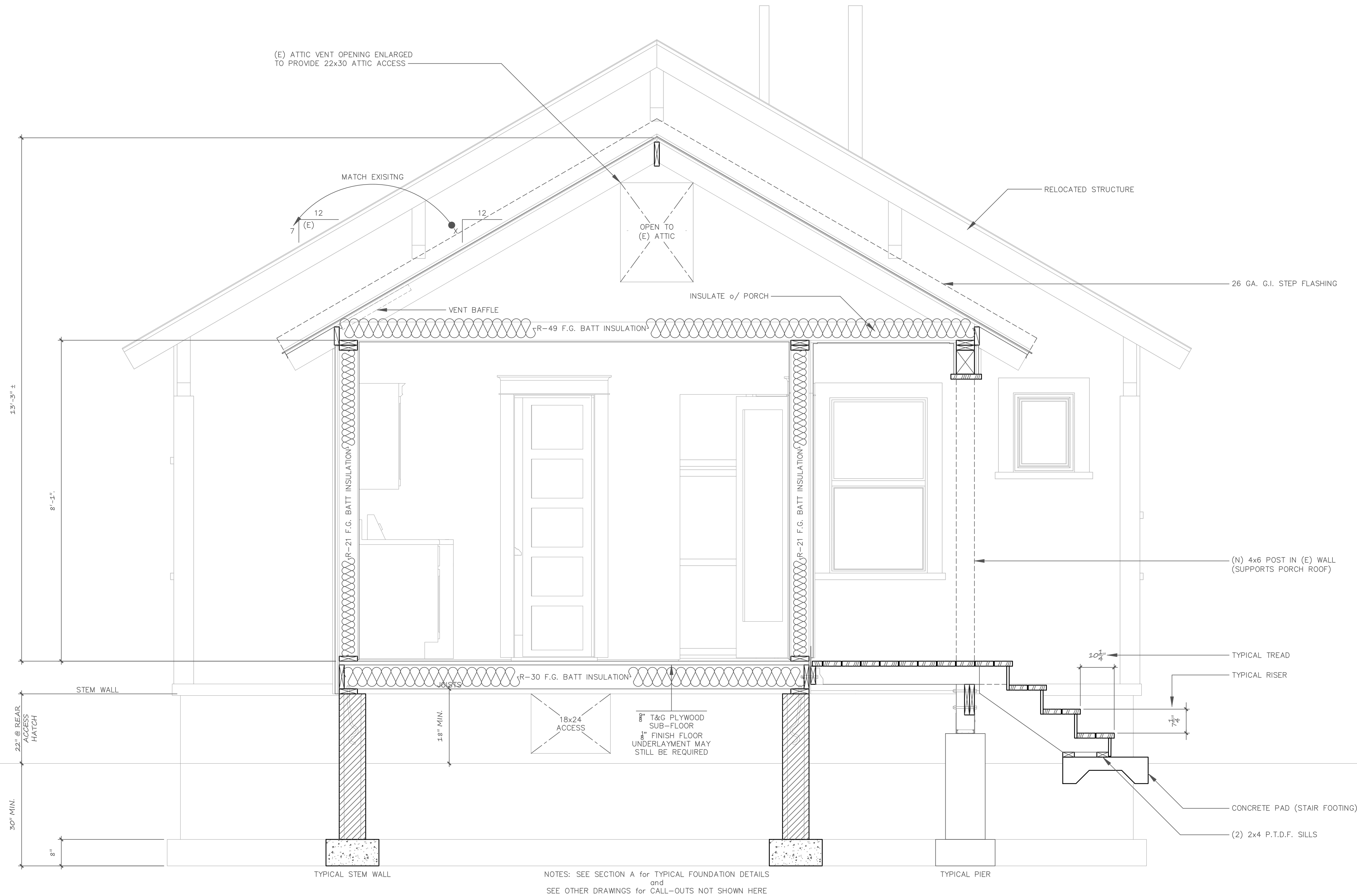
SECTION A-A and
TYPICAL FOUNDATION DETAILS

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TYPICAL SECTION

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SECTION B-B

MAR 2023

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