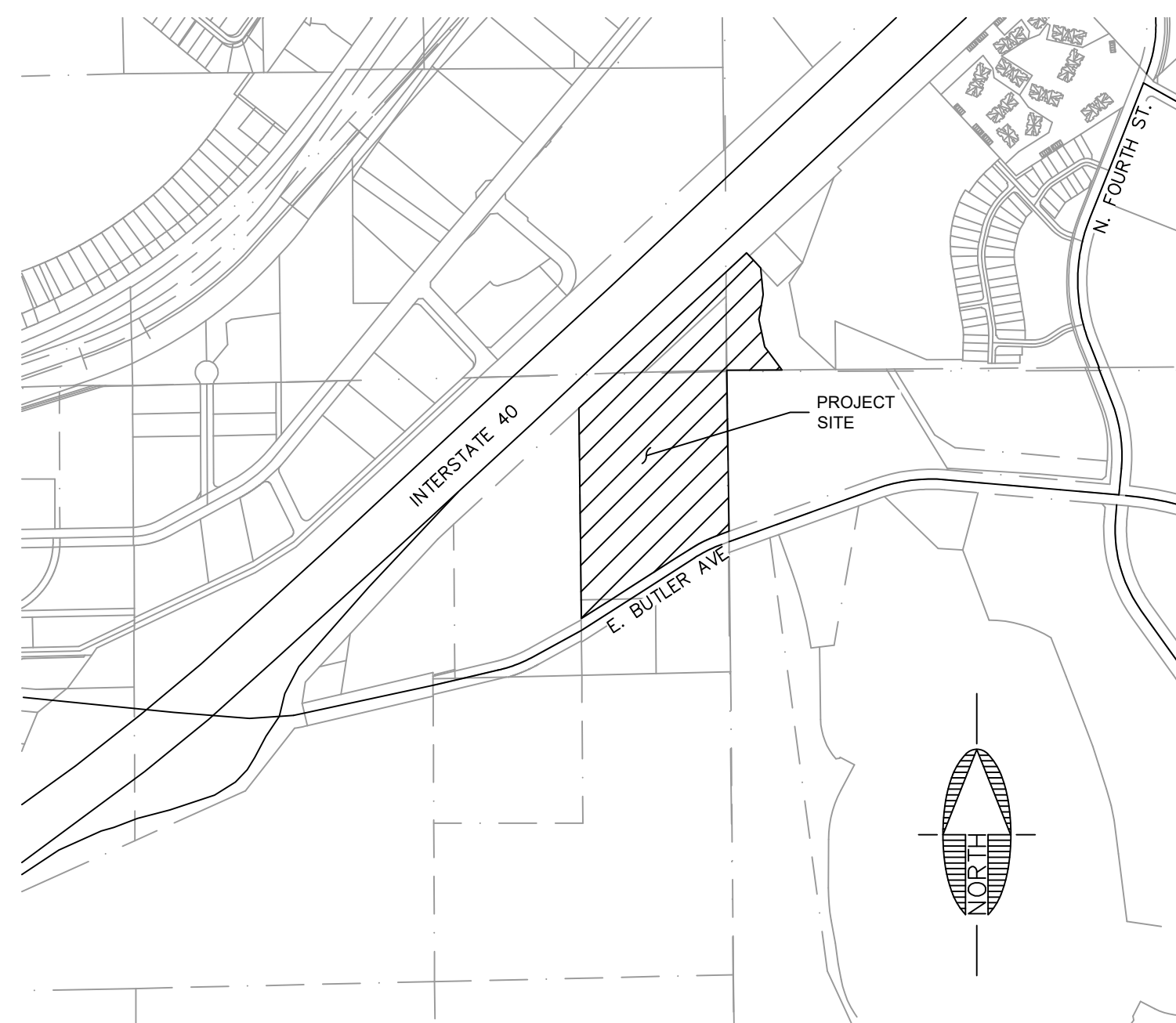


PLOTTED: Feb 13, 2023 - 8:52pm  
 FILE: P:\2021\21272\DRAWINGS\SITE PLANS\COVER & VICINITY-21272.DWG SVOSSLER



VICINITY MAP  
N.T.S.

GROSS FLOOR AREA RATIO CALCULATION			
Building Type	Building Size, sf	Qty	Total Area, sf
(1) Bedroom	813	26	21,138
(2) Bedroom	1071	120	128,520
(3) Bedroom	1340	26	34,840
Residential Clubhouse	2806	1	2,806
Commercial	2154	1	2,154
Total Floor Area, sf			189,458
Total Floor Area, acres			4.35
Total Site Area, acres			15.93
Floor Area Ratio (FAR)			0.3
Max Allowed FAR			3.0

PARKING CALCULATIONS				
Type	No. of Bldgs	1 Bed	2 Bed	3 Bed
4-2 bed	30	0	120	0
2-1 bed, 2-3 bed	13	26	0	26
Parking Required		39	240	52
Guest Spaces Required		0	30	6.5
Club House Commercial Required (1 per 300 sf - 2,154 sf of rental office space)				7
ADA Parking Required				9
Bike Parking Required (5% of total)				18
Bike Parking Provided (conceptual)				40
Transit Reduction (10% of Total Required)				37
Total Residential Parking Required				375
Total Required After Reduction				327
Total Residential Parking Provided				352

SHEET LIST TABLE		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
1	SP01	COVER & VICINITY
2	SP02	GRADING & DRAINAGE PLAN (1)
3	SP03	GRADING & DRAINAGE PLAN (2)
4	SP04	UTILITY PLAN (1)
5	SP05	UTILITY PLAN (2)
6	SP06	ROADWAY IMPROVEMENTS
7	SP07	NATURAL RESOURCE PROTECTION PLAN

PROJECT INFORMATION

SITE ADDRESS: 2950 E. BUTLER AVE  
FLAGSTAFF, AZ 86001

APN	CURRENT ZONING	PROPOSED ZONING	ACREAGE
106-04-006B	RURAL RESIDENTIAL	HIGHWAY COMMERCIAL	±12.72 AC
106-04-007C	HIGHWAY COMMERCIAL	-	±0.13 AC
107-11-001B	RURAL RESIDENTIAL	HIGHWAY COMMERCIAL	±2.38 AC
107-44-062	MEDIUM DENSITY RESIDENTIAL	HIGHWAY COMMERCIAL	±1.79 AC

FUTURE COMMERCIAL PARCEL: 1.09 AC  
 GROSS MIXED USE PARCEL: 17.02 AC  
 NET MIXED USE PARCEL (AFTER FUTURE COMMERCIAL PARCEL REMOVED): 15.93 AC

PROPOSED UNITS = 43 BLDGS @ 4 UNITS/BLDG  
 BLDG FOOTPRINT: 152,173 SF (21.93% COVERAGE, NET PARCEL)

PROPOSED DWELLING UNITS PER ACRE: 172 / 15.93 = 10.79  
 ALLOWED DWELLING UNITS PER ACRE: 29/AC \* 15.93 = 462

APPROXIMATE FUTURE ROW DEDICATION = 0.12 AC (NET PARCEL ACREAGE = 15.81 AC)  
 APPROXIMATE NET DWELLING UNITS PER ACRE: 172 / 15.81 = 10.88  
 APPROXIMATE ALLOWED DWELLING UNITS PER ACRE: 29/AC \* 15.81 = 458

BUILDING TYPE INFORMATION

OCCUPANCY - CLUBHOUSE: A-3 DWELLING: R-2  
 CONSTRUCTION - CLUBHOUSE: V-B DWELLING: V-A

UNIT TYPES AND QUANTITY:

(26) ONE-BEDROOM UNITS  
 (26) THREE-BEDROOM UNITS  
 (120) TWO-BEDROOM UNITS

OWNER

APN	OWNER	ADDRESS
106-04-006B	SIERRA VISTA NO 6 LLC	2950 E BUTLER AVE FLAGSTAFF, AZ 86004
106-04-007C	SIERRA VISTA NO 6 LLC	FLAGSTAFF, AZ 86004
107-11-001B	SIERRA VISTA NO 6 LLC	FLAGSTAFF, AZ 86004
107-44-062	BROOKSTONE VENTURES LLC	FLAGSTAFF, AZ 86004

# CIVIL SITE PLAN

## FOR LOFTS ON BUTLER

### 2950 E. BUTLER AVE

#### FLAGSTAFF, ARIZONA

LOCATED IN NE QUARTER OF SECTION 23, SE QUARTER OF SECTION 14 AND SW QUARTER OF SECTION 13, TOWNSHIP 21 NORTH, RANGE 7 EAST GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA

CIVIL ENGINEER:

SHEPHARD-WESNITZER INC.  
110 WEST DALE AVE  
FLAGSTAFF, AZ 86001  
CONTACT: STEPHEN IRWIN  
(928) 774-8934

DEVELOPER:

MIRAMONTE ACQUISITIONS, LLC  
102 S. MIKES PIKE  
FLAGSTAFF, AZ 86001  
CONTACT: CHARITY LEE  
cllee@mironmontehomes.com  
(928) 600-3594

IMPERVIOUS AREA SUMMARY

PRE-DEVELOPMENT IMPERVIOUS AREA = 0 SF  
 POST DEVELOPMENT IMPERVIOUS AREA = 317,876 SF = 7.30 AC

LID VOLUME REQUIRED = 26,490 CF

PRELIMINARY EARTHWORK QUANTITIES

CUT = 15,000 CY  
 FILL = 15,500 CY  
 NET = -500 CY

FLOOD ZONE CLASSIFICATION:

A PORTION OF SUBJECT PARCEL 107-44-062 LIES WITHIN ZONE 'AE' - AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

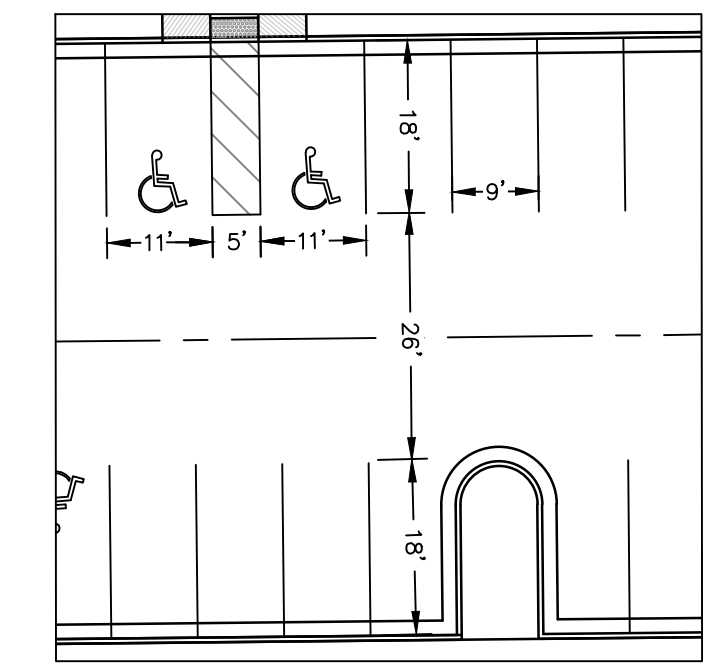
THE REMAINDER OF PARCEL 107-44-062 AND ALL OF PARCEL 106-04-006B, 106-04-007C, AND 107-11-001B LIES WITHIN ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

(PER FEMA FLOOD INSURANCE RATE MAP NUMBER 04005C6809G, EFFECTIVE DATE SEPTEMBER 2, 2010).

OPEN/CIVIC SPACE:

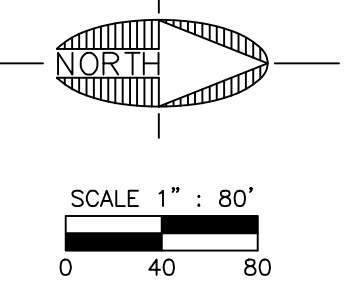
OPEN SPACE REQUIRED: 15% OF GROSS LOT AREA = 15% \* 15.93 AC = 2.39 AC  
 CIVIC SPACE REQUIRED: 5% OF GROSS LOT AREA = 5% \* 15.93 AC = 0.80 AC

OPEN SPACE PROVIDED = 3.87 AC  
 CIVIC SPACE PROVIDED = 0.91 AC



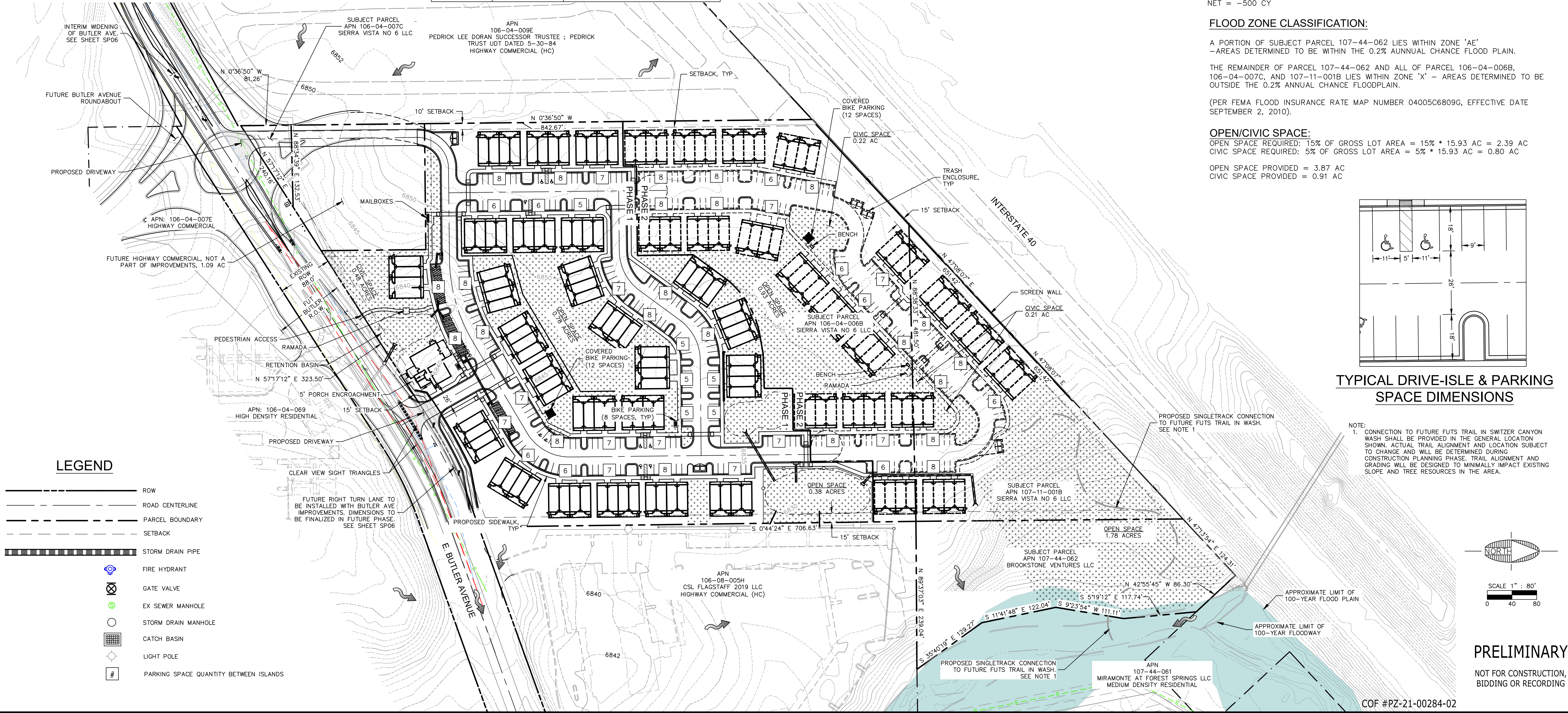
TYPICAL DRIVE-ISLE & PARKING SPACE DIMENSIONS

NOTE:  
 1. CONNECTION TO FUTURE FUTS TRAIL IN SWITZER CANYON WASH SHALL BE PROVIDED IN THE GENERAL LOCATION SHOWN. ACTUAL TRAIL ALIGNMENT AND LOCATION SUBJECT TO CHANGE AND WILL BE DETERMINED DURING CONSTRUCTION PLANNING PHASE. TRAIL ALIGNMENT AND GRADING WILL BE DESIGNED TO MINIMALLY IMPACT EXISTING SLOPE AND TREE RESOURCES IN THE AREA.



PRELIMINARY  
 NOT FOR CONSTRUCTION,  
 BIDDING OR RECORDING

COF #PZ-21-00284-02



LEGEND

- ROW
- ROAD CENTERLINE
- PARCEL BOUNDARY
- SETBACK
- STORM DRAIN PIPE
- FIRE HYDRANT
- ⊗ GATE VALVE
- EX SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- LIGHT POLE
- # PARKING SPACE QUANTITY BETWEEN ISLANDS

FLAGSTAFF ARIZONA

BUTLER AVE. MULTI-FAMILY COVER & VICINITY

JOB NO: 21272 DATE: FEB 23 SCALE: AS SHOWN DRAWN: ELK/SJV DESIGN: ELK/SJV CHECKED: SCL

110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.774.8934  
928.774.8934 fax  
www.swi.coz

SWI Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.  
 008 84-11 or 1-800-514-1111 (928-5348)

ARIZONA 811  
Arizona Blue Stakes, Inc.

DRAWING NO. SP01  
SHT NO. 1 OF 7

APN 106-04-009E  
PEDRICK LEE DORAN SUCCESSOR  
TRUSTEE - PEDRICK TRUST LDT  
DATED 5-30-84  
HIGHWAY COMMERCIAL (HC)

LOFT UNITS

PHASE 2  
PHASE

PROPOSED OPEN SPACE, TYP

RETAINING WALL, 5' MAX HEIGHT

PROPOSED UNDERGROUND RETENTION FACILITIES

FUTURE COMMERCIAL PARCEL, NOT A PART OF IMPROVEMENTS.

PROPOSED LID & RETENTION POND  
BTM=6835.00  
TOP=6838.00

EXISTING 36" CMP STORM DRAIN OUTLET TO REMAIN

PROPOSED DRIVEWAY TYP

CLUB HOUSE AND COMMERCIAL OFFICE BUILDING

WOODSHIRE DRIVEWAY

EXISTING CATCH BASIN, TYP  
APN 106-08-005H  
CSL FLAGSTAFF 2019 LLC  
HIGHWAY COMMERCIAL (HC)

EXISTING OUTLET ABANDONED, TO AVOID DISCHARGING ONTO ADJACENT RETAINING WALL

THE BLUFFS DRIVEWAY

PROPOSED DRIVEWAY TYP

WALKWAY, TYP

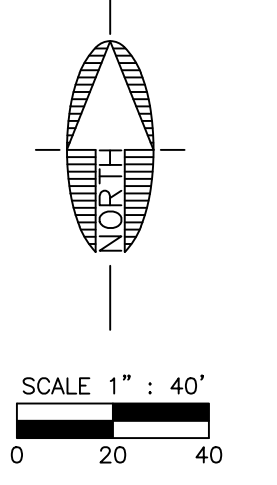
FUTURE ROUNDABOUT AND WIDENING OF E. BUTLER AVE. SHOWN FOR REFERENCE ONLY.

PROPOSED DRIVEWAY TYP

**IMPERVIOUS AREA SUMMARY**  
PRE-DEVELOPMENT IMPERVIOUS AREA = 0 SF  
POST-DEVELOPMENT IMPERVIOUS AREA = 314,102 SF  
NEW IMPERVIOUS AREA = 314,102 SF  
1" LID VOLUME = 26,175 CF

**LEGEND**

- ROW
- ROAD CENTERLINE
- PARCEL BOUNDARY
- SETBACK
- STORM DRAIN PIPE
- ⊙ FIRE HYDRANT
- ⊗ GATE VALVE
- ⊙ EX SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ LIGHT POLE



**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

COF #PZ-21-00284-02

FLAGSTAFF ARIZONA

LOFTS ON BUTLER AVENUE

**GRADING & DRAINAGE PLAN (1)**

JOB NO: 21272  
DATE: NOV 22  
SCALE: AS SHOWN  
DRAWN: ELK  
DESIGN: ELK, SJV  
CHECKED: SJV, SCI

110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.774.8934  
928.774.8934 fax  
www.swi-ar.com

**SWI**  
Shephard Wesnitzer, Inc.

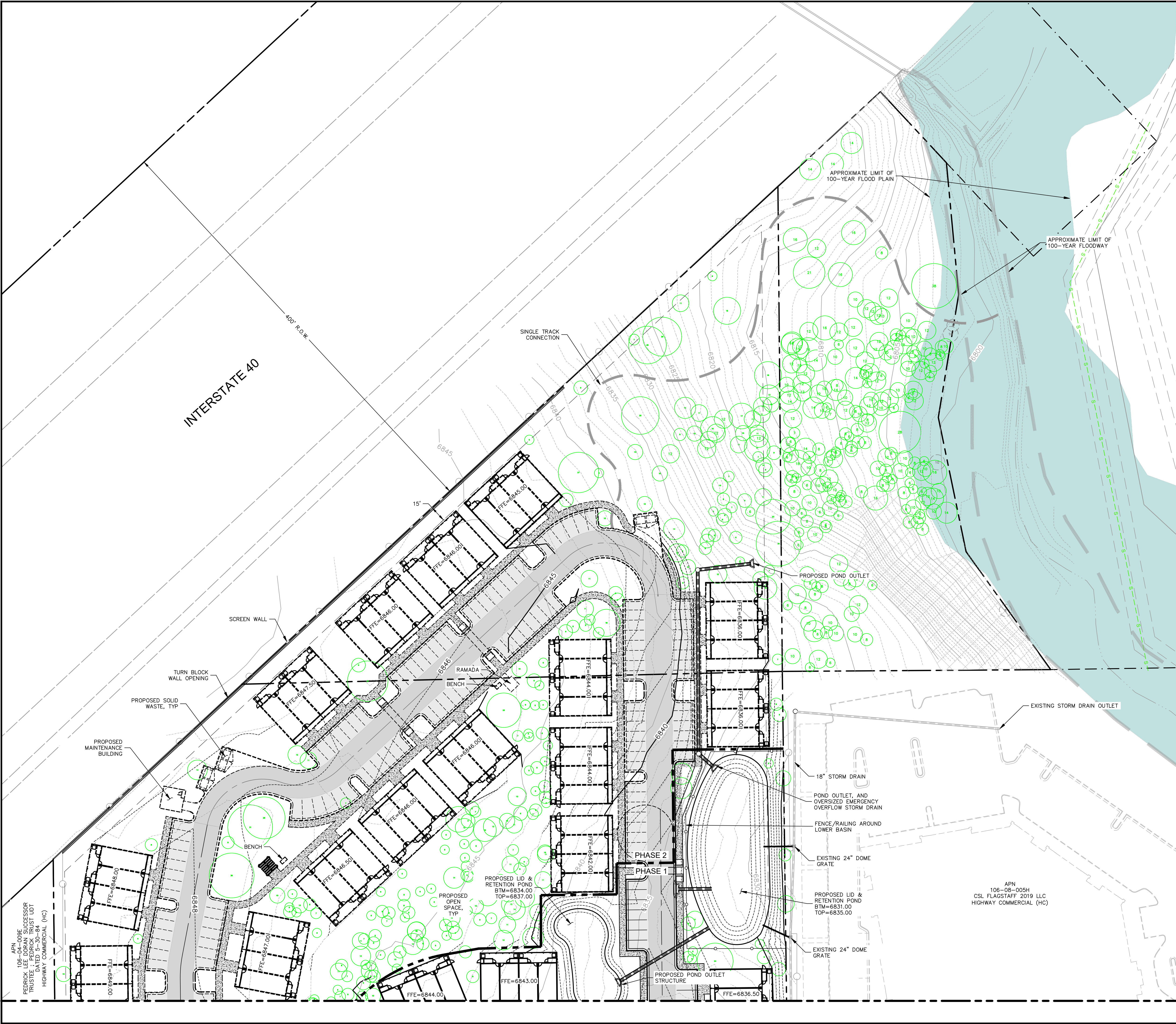
NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you begin excavation.  
**ARIZONA811**  
Arizona Blue Stakes, Inc. (928-5348)  
Dial 8-1-1 or 1-800-514-1111

DRAWING NO. **SP02**

SHT NO. 2 OF 7



**LEGEND**

- ROW
- ROAD CENTERLINE
- - - PARCEL BOUNDARY
- - - SETBACK
- ▬ STORM DRAIN PIPE
- ⊕ FIRE HYDRANT
- ⊗ GATE VALVE
- EX SEWER MANHOLE
- STORM DRAIN MANHOLE
- ▣ CATCH BASIN
- LIGHT POLE

SCALE 1" = 40'  
0 20 40

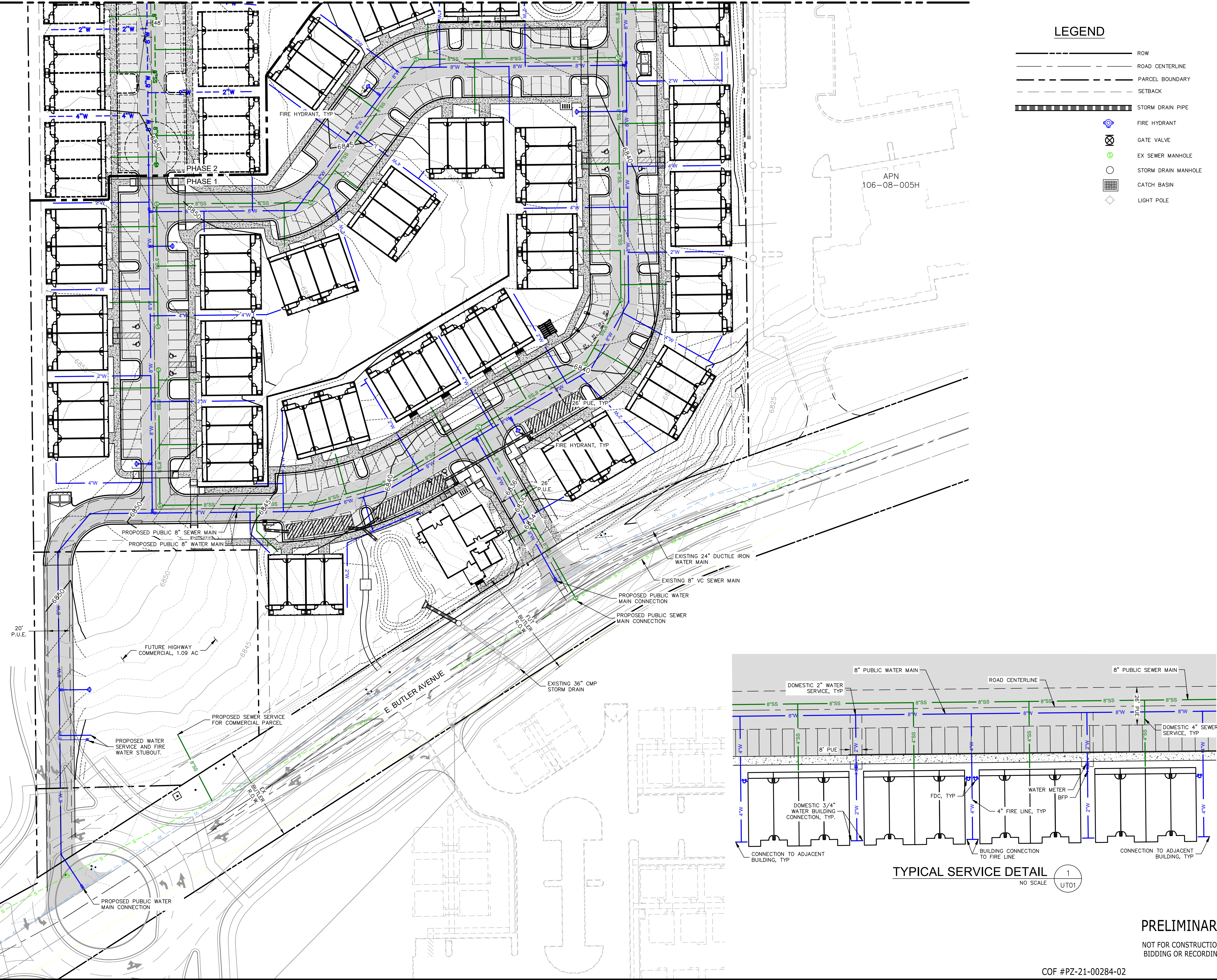
**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

COF #PZ-21-00284-02

JOB NO: 21272		DATE: NOV 22		SCALE: AS SHOWN		DRAWN: ELK, SJV		DESIGN: ELK, SJV		CHECKED: SAIV, SCI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swi.az.com											
<b>SWI</b> Shephard Wesnitzer, Inc.											
REVISIONS	BY	DATE									
NO.	DESCRIPTION										
Call at least two full working days before you begin excavation. <b>ARIZONA 811</b> Arizona Blue Stakes, Inc. (888-5348) Dial 8-1-1 or 1-800-514-1111 (888-5348)											
DRAWING NO. <b>SP03</b>										SHT NO. OF	
										3 OF 7	

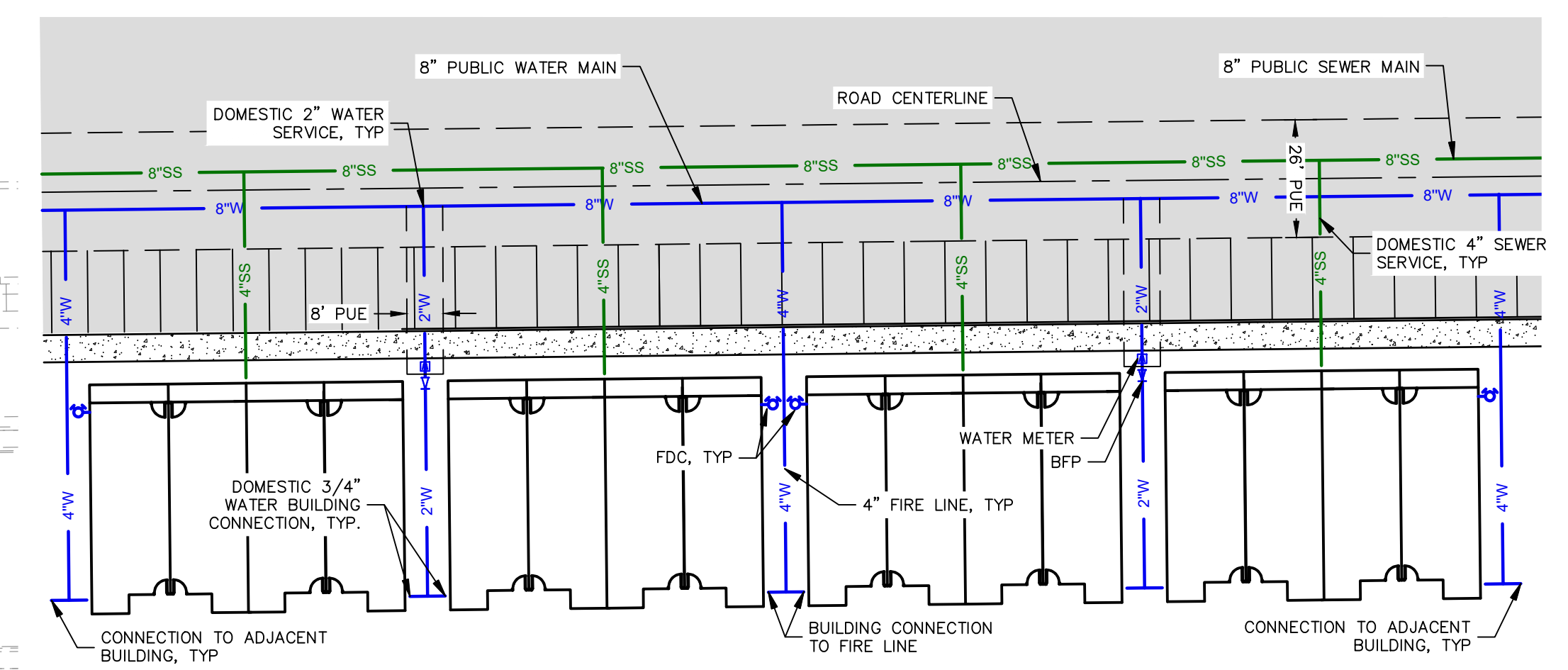
APN 106-04-009E

APN 106-08-005H



LEGEND

- ROW
- ROAD CENTERLINE
- - - PARCEL BOUNDARY
- - - SETBACK
- ▬ STORM DRAIN PIPE
- ⊙ FIRE HYDRANT
- ⊗ GATE VALVE
- ⊙ EX SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ▣ CATCH BASIN
- ⊙ LIGHT POLE



TYPICAL SERVICE DETAIL 1 NO SCALE UT01

PRELIMINARY NOT FOR CONSTRUCTION, BIDDING OR RECORDING

COF #PZ-21-00284-02

FLAGSTAFF ARIZONA

LOFTS ON BUTLER AVENUE

UTILITY PLAN (1)

JOB NO:	21272
DATE:	NOV 22
SCALE:	AS SHOWN
DRAWN:	ELK
DESIGN:	ELK, SJV
CHECKED:	SAIV, SCI

110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.774.8934  
928.774.8934 fax  
www.swi-gz.com

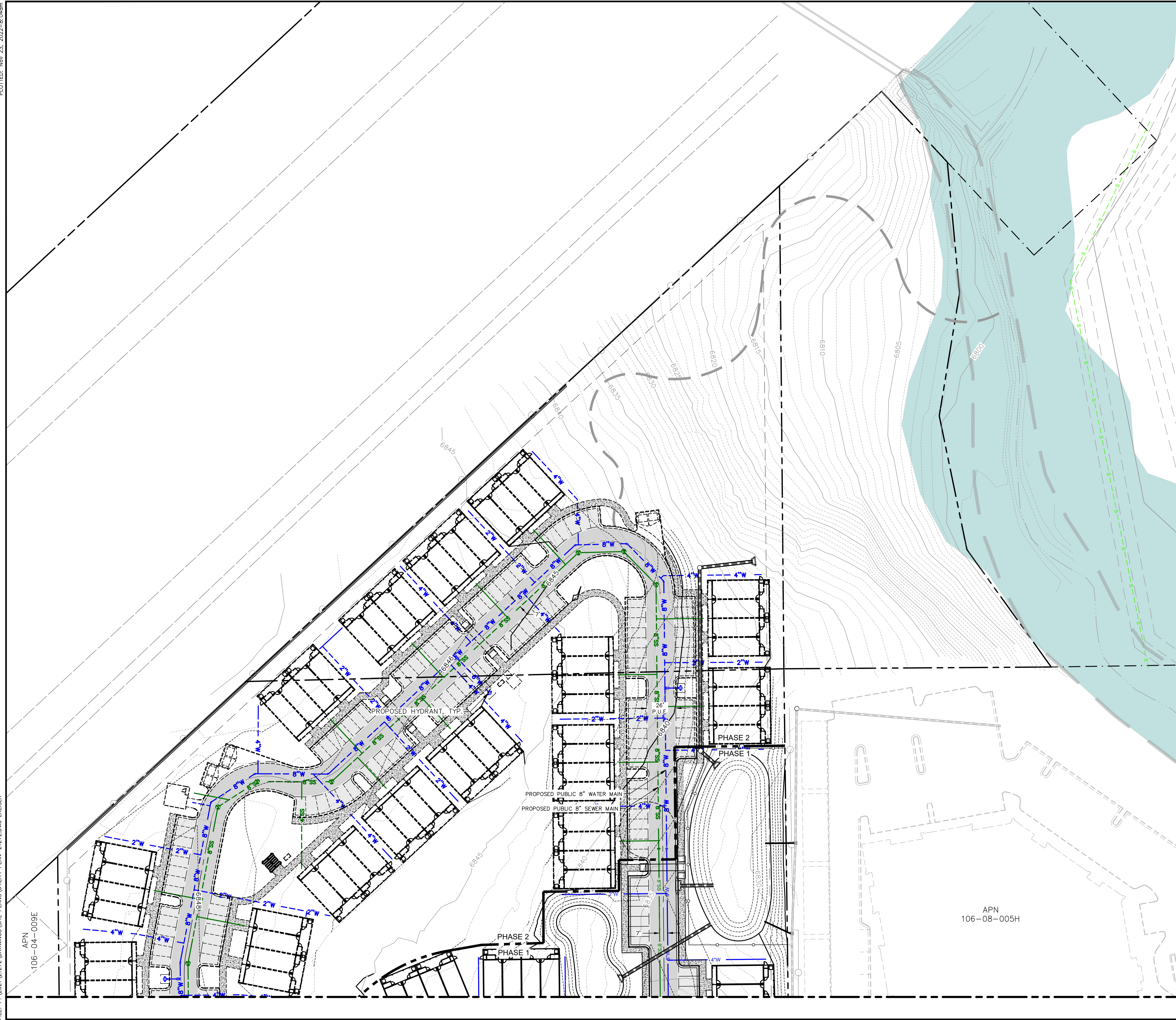
**SWI**  
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.  
ARIZONA 811  
Arizona Blue Stakes, Inc.  
DOB 8-1-1 or 1-800-514-1111 (828-5348)

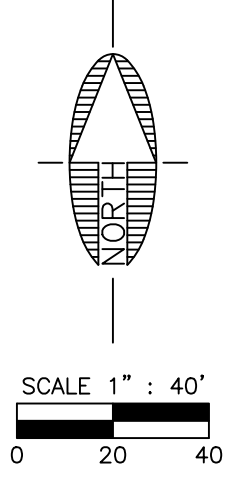
DRAWING NO. **SP04**

SHT NO. 4 OF 7



LEGEND

- ROW
- ROAD CENTERLINE
- PARCEL BOUNDARY
- SETBACK
- STORM DRAIN PIPE
- FIRE HYDRANT
- GATE VALVE
- EX SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- LIGHT POLE

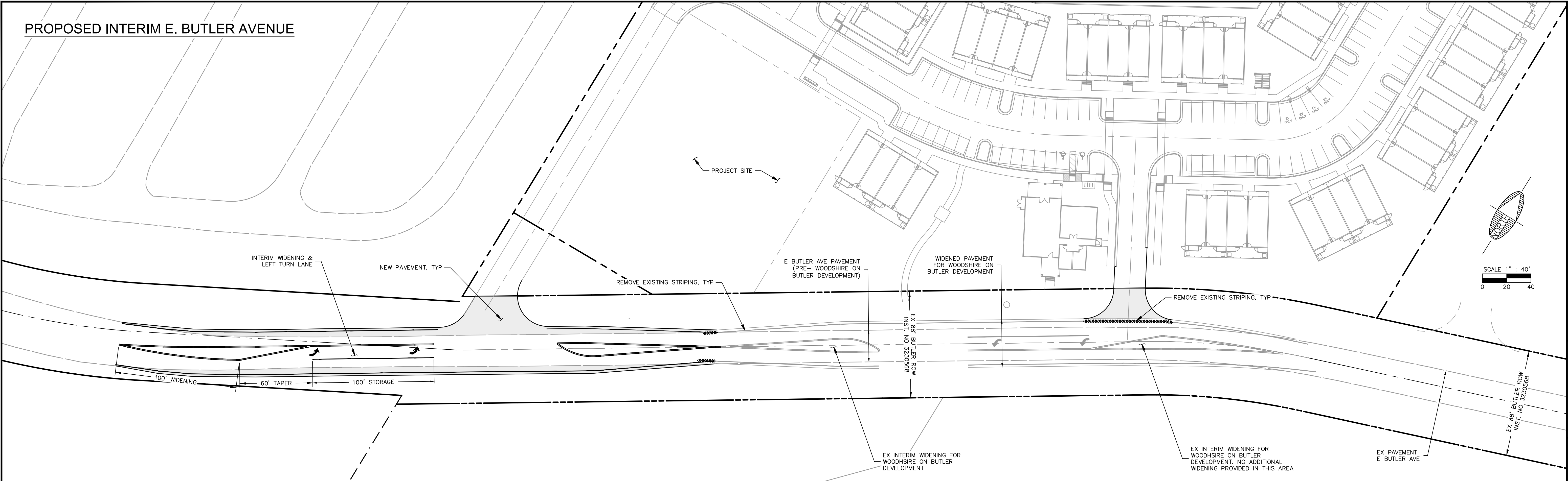


PRELIMINARY  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

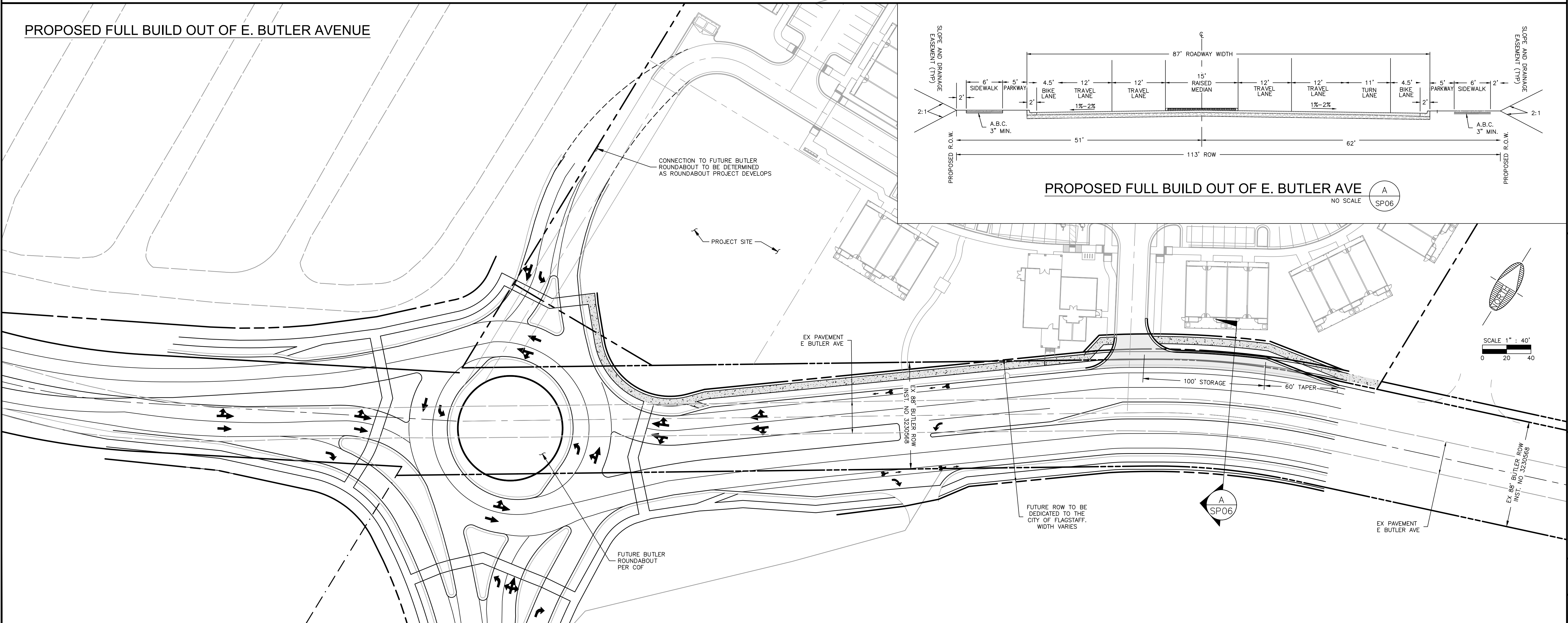
COF #PZ-21-00284-02

JOB NO: 21272		DATE: NOV 22		SCALE: AS SHOWN		DRAWN: ELK		DESIGN: ELK, SJV		CHECKED: SJV, SCI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swiaz.com											
<b>SWI</b> Shephard Wesnitzer, Inc.											
LOFTS ON BUTLER AVENUE		UTILITY PLAN (2)		FLAGSTAFF ARIZONA							
NO.	DESCRIPTION	DATE	BY								
Call at least two full working days before you begin excavation. ARIZONA 811 Arizona Blue Stakes, Inc. 888 84-1111 or 1-800-514-6111 (AZ-5148)											
DRAWING NO. SP05		SHT NO. 5		OF 7							

### PROPOSED INTERIM E. BUTLER AVENUE



### PROPOSED FULL BUILD OUT OF E. BUTLER AVENUE



FLAGSTAFF ARIZONA

LOFTS ON BUTLER AVENUE

ROADWAY IMPROVEMENTS

JOB NO: 21272

DATE: NOV 22

SCALE: AS SHOWN

DRAWN: ELK

DESIGN: ELK/SJV

CHECKED: SJV/SJI

110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.774.8354  
928.774.8934 fax  
www.swi.az.com

**SWI**  
Shephard Westnizer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you begin excavation.

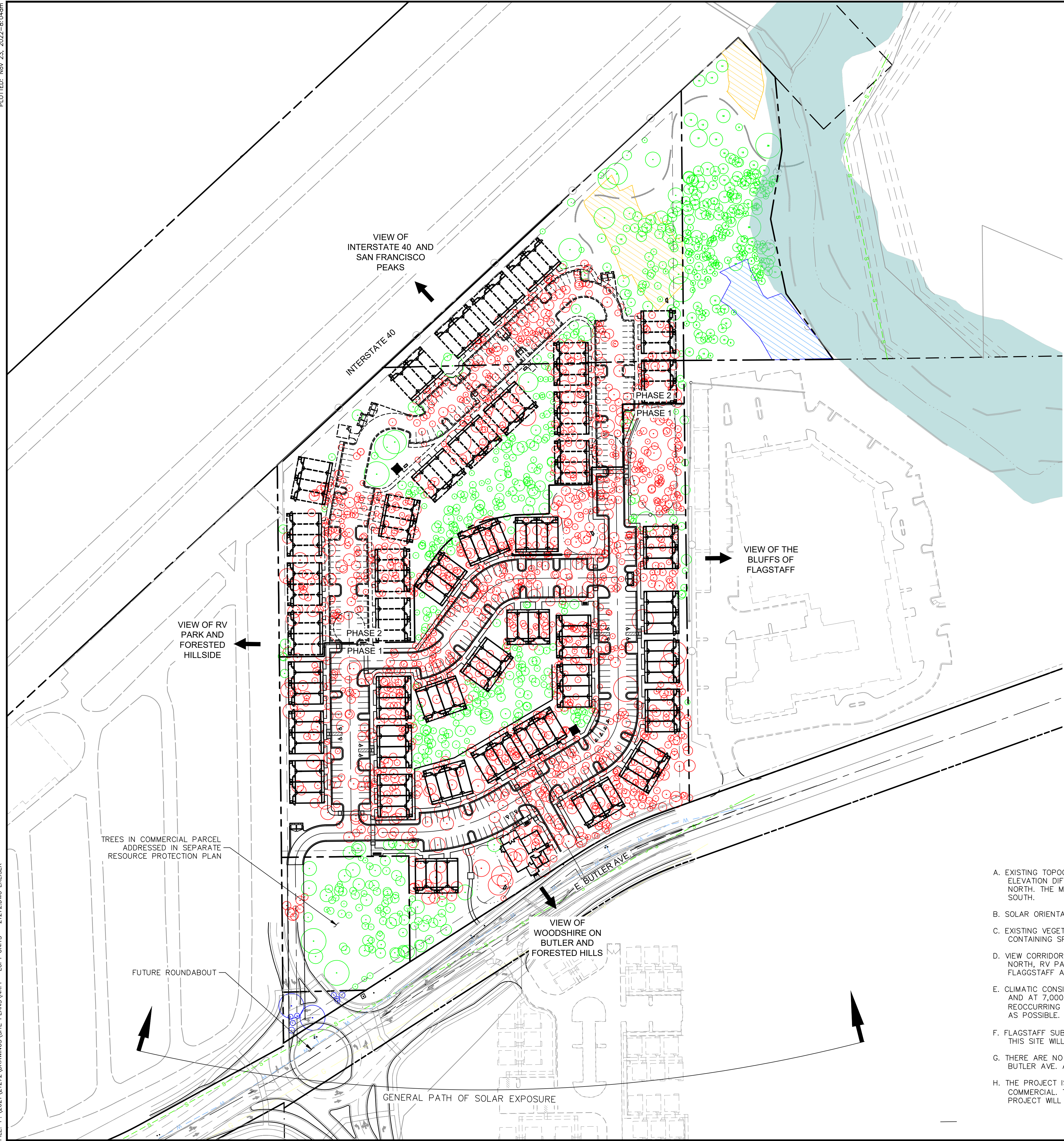
**ARIZONA 811**  
Arizona Blue Stakes, Inc. (928-5348)  
888-84-1111 or 1-800-514-1111

DRAWING NO. **SP06**

SHT NO. 6 OF 7

PLOTTED: Nov 23, 2022--8:04am

FILE: P:\2021\21272\DRAWINGS\SITE PLANS\NRRPP- LOFT UNITS - 21272.DWG EXEISER



COMMERCIAL PARCEL TREES (NOT COUNTED IN THIS NRRP)					
TYPE	PINE 6-8	PINE 9-12	PINE 13-17	PINE 18-24	PINE >25
NUMBER EXISTING	40	35	16	1	4
NUMBER REMOVED	11	4	1	0	2
NUMBER EXEMPT	8	0	0	0	2
POINTS PER TREE	1	2	4	8	20
EXISTING POINTS	40	70	64	8	80
REMOVED POINTS	11	8	4	0	40
TREE POINTS REMOVED =					63
EXEMPT TREE POINTS FOR FUTURE BUTLER ROW =					48
TOTAL TREE RESOURCE POINTS =					214
TREE POINTS PRESERVED =					199

SUMMARY	
REQUIRED TREE POINTS TO BE PRESERVED - COMMERCIAL (30%) =	64
TOTAL PRESERVATION RATE =	93.0%

NOTE:  
1. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, COMMERCIAL ZONES PRESERVATION RATE IS 30%.

TREE RESOURCES - EXISTING					
TREE POINTS					
TYPE	PINE 6-8	PINE 9-12	PINE 13-17	PINE 18-24	PINE >25
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	1268	812	186	25	17
POINTS	1	2	4	8	20
SUM OF POINTS	1268	1624	744	200	340
TREE POINTS OUTSIDE OF SLOPE RESOURCE AREAS =					4176
TREE POINTS WITHIN SLOPE RESOURCE					
TYPE	PINE 6-8	PINE 9-12	PINE 13-17	PINE 18-24	PINE >25
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	11	21	3	1	2
POINTS	1	2	4	8	20
SUM OF POINTS	11	42	12	8	40
TREE POINTS LOCATED WITHIN SLOPE RESOURCE AREAS =					113
25% OF TREE POINTS WITHIN SLOPE RESOURCES =					28
MAXIMUM ALLOWED TREE POINTS IN SLOPES TO BE USED (AT A RATIO OF 1 CREDIT POINT PER 50 SQUARE FEET OF TOTAL SLOPE AREA) =					170
ACTUAL TREE POINTS IN SLOPE COUNTED TOWARDS REQUIREMENT =					28

SLOPE RESOURCES - RESIDENTIAL					
SLOPES	0-16.99%	17-24.99%	25-34.99%	>35%	
EXISTING (SF)	-	21921	12116	0	
PROTECTED (SF)	-	21921	12116	0	
% REQUIRED PROTECTION	-	60%	80%	100%	
% PROTECTED	-	100%	100%	NA	
SF REQUIRED PROTECTION	-	13153	9693	NA	
PROTECTED ABOVE REQUIREMENT(SF)	-	8768	2423	NA	
POINTS PER 50 SF OF EXCESS STEEP	-	175	48	0	
RESOURCE POINTS FROM EXCESS PRESERVED SLOPE AREAS =					224

NOTES:  
1. Per City Zoning Code Section 10-50.90.050.C.4, for every 50sf of additional slope area that is determined to be protected over and above the minimum required in this section, then 1 tree point will be credited toward the minimum required forest resources.  
2. Per City Zoning Code Section 10-50.90.060.B.4(b), up to 25% of the forest resources in the steep slope area may be counted towards the required amount of forest resources for the entire site at a ratio of 1 tree point to 50sf of slope area.

POST-DEVELOPMENT TREES					
TYPE	PINE 6-8	PINE 9-12	PINE 13-17	PINE 18-24	PINE >25
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER REMOVED	985	584	129	17	8
POINTS	1	2	4	8	20
SUM OF POINTS	985	1168	516	136	160
TREE POINTS REMOVED =					2965
TOTAL TREE RESOURCE POINTS =					4176
TREE POINTS PRESERVED =					1211
EXCESS SLOPE RESOURCE POINTS COUNTED TOWARDS REQUIREMENT =					28
TREE POINTS FROM SLOPE AREA =					224
TOTAL PRESERVED TREE POINTS =					1463
SUMMARY					
REQUIRED TREE POINTS TO BE PRESERVED - COMMERCIAL (30%) =					1253
TOTAL PRESERVATION RATE =					35.0%

NOTE:  
1. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, COMMERCIAL ZONES PRESERVATION RATE IS 30%.

**SITE ANALYSIS:**

- A. EXISTING TOPOGRAPHY OF PROJECT SITE AS SHOWN. SITE SLOPES DO NOT EXCEED 35% FOR GREATER THAN 10' IN ELEVATION DIFFERENCE. TOPOGRAPHY IS DEFINED BY SLOPE RESOURCES TO THE NORTH SLOPING DOWNHILL TO THE NORTH. THE MAJORITY OF THE PARCEL DOES NOT EXCEED 16.99% SLOPE AND HAS A GENERAL SLOPE TOWARDS THE SOUTH.
- B. SOLAR ORIENTATION AS SHOWN ON BOTTOM OF SHEET.
- C. EXISTING VEGETATION CONTAINS MEDIUM TO DENSE PONDEROSA PINE. THE SITE INCLUDES SCATTERED OPENINGS CONTAINING SPARSE NATIVE GRASSES AND WEEDS.
- D. VIEW CORRIDORS NOTICEABLE FROM THE SITE INCLUDE THE INTERSTATE 40 AND SAN FRANCISCO PEAKS TO THE NORTH, RV PARK TO THE WEST, FORESTED HILLS AND BUTLER AVENUE TO THE SOUTH AND THE BLUFFS OF FLAGSTAFF ASSISTED LIVING TO THE EAST.
- E. CLIMATIC CONSIDERATIONS FOR THE PROJECT SITE: THE PREVAILING WINDS ARE GENERALLY FROM THE SOUTHWEST AND AT 7,000 FEET FLAGSTAFF EXPERIENCES SNOW AND LARGE TEMPERATURE SWINGS. AS A RESULT OF REOCCURRING FREEZE/THAW CYCLES, PEDESTRIAN WALKWAYS WILL AVOID THE NORTH SIDE OF BUILDINGS AS MUCH AS POSSIBLE.
- F. FLAGSTAFF SUBSURFACE CONDITIONS GENERALLY CONSIST OF ROCK AND/OR CLAY MATERIAL, IT IS EXPECTED THAT THIS SITE WILL BE THE SAME. ALL DESIGN WILL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- G. THERE ARE NO NATURAL STREAMS ON SITE. RUNOFF GENERALLY HEADS SOUTH TO AN EXISTING CULVERT UNDER E. BUTLER AVE. AND EAST ALONG THE EAST SIDE OF THE PARCEL.
- H. THE PROJECT IS GENERALLY AN INFILL PROJECT, WITH ALL ADJACENT LOTS ALREADY DEVELOPED AS HOUSING OR COMMERCIAL. THE CITY OF FLAGSTAFF'S MASTER PLAN DEFINES THIS AS AN ACTIVITY CENTER AREA AND SO THIS PROJECT WILL FIT WELL WITH THE SURROUNDING AND ANY FUTURE DEVELOPMENTS.

**LEGEND**

- PROPERTY BOUNDARY
- [Yellow Hatched] SLOPE RESOURCES 17-24.99%
- [Blue Hatched] SLOPE RESOURCES 25-34.99%
- [Red Hatched] SLOPE RESOURCES >35%
- [Orange Hatched] DISTURBED SLOPE RESOURCES 17-24.99%
- [Green Circle] EXISTING TREES
- [Red Circle] TREES TO BE DEMOLISHED
- [Blue Circle] EXEMPT TREES FOR FUTURE BUTLER ROW
- [White Circle] FOREST SPRINGS TOWNHOMES NRPP TREES

FLAGSTAFF ARIZONA

BUTLER AVE. MULTI FAMILY

NATURAL RESOURCE PROTECTION PLAN

JOB NO: 21272 DATE: NOV 22 SCALE: AS SHOWN DRAWN: ELK/SJV DESIGN: ELK/SJV CHECKED: SCL

110 W. Dole Avenue Flagstaff AZ 86001 928.774.0354 928.774.8934 fax www.swiwoz.com

**SWI** Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.

ARIZONA 811 Arizona Blue Stakes, Inc. 888 84-1111 or 1-800-514-1111 (822-5348)

PRELIMINARY NOT FOR CONSTRUCTION, BIDDING OR RECORDING

DRAWING NO. **SP07**

SHT NO. 7 OF 7

COF #PZ-21-00284-02

# RAINWATER HARVESTING REQUIREMENTS

USE ALL NATIVE/DROUGHT TOLERANT PLANTS IN COMPLIANCE WITH COF LANDSCAPING STANDARDS & UTILIZE PASSIVE RAINWATER HARVESTING.  
NOTES:

1. ROOF RUNOFF COLLECTED IN GUTTERS/DOWNSPOUTS WILL PASSIVELY IRRIGATE AT-GRADE LANDSCAPING
2. ALL LANDSCAPING INSTALLED PER CITY OF FLAGSTAFF LANDSCAPE STANDARDS SECTION 10-50.60

## PROJECT INFORMATION

PROJECT NAME: LOFTS ON BUTLER  
PROJECT LOCATION: 2950 E. BUTLER AVENUE  
APNs: APN NUMBER: 106-04-006B  
APN NUMBER: 106-04-006B  
APN NUMBER: 107-11-001B  
APN NUMBER: 107-44-062  
TOTAL SQUARE FOOTAGE: 839,167 SF  
TOTAL ACREAGE: 15.93 ACRES  
ZONING DISTRICT: HIGHWAY COMMERCIAL  
BUILDING AREA: 126,560 SF  
DENSITY: 12.38 UNITS / ACRE  
PROPOSED USE: MIXED USE  
CURRENT USE: VACANT  
DEVELOPER: MIRAMONTE ACQUISITIONS  
2502 E. RIVER ROAD  
TUCSON, AZ. 85718  
520-615-8900

## LANDSCAPE NOTES

1. ALL MAINTENANCE SHALL BE PERFORMED PER FLAGSTAFF CITY CODE SECTION #910.12.
2. MAINTENANCE SHALL BE PERFORMED ON A MONTHLY BASIS AS FOLLOWS:
  - A. PRUNING AND CLIPPING FOR PEDESTRIAN VEHICULAR ACCESS.
  - B. REPLACEMENT OF DEAD AND UNHEALTHY PLANTS WITH PLANTS OF THE SAME SIZE AND TYPE.
  - C. REPLACEMENT OF ERODED OR WASHEDOUT D.G. WITH SAME.
  - D. MAINTENANCE OF IRRIGATION SYSTEM.
3. DECOMPOSED GRANITE (D.G.) SHALL BE INSTALLED TO A 2" DEPTH OVER ALL PLANTERS AND DISTURBED AREAS INCLUDING ADJACENT RIGHTS OF WAY.
4. MATERIALS WITHIN SITE VISIBILITY TRIANGLES SHALL BE PLACED AND MAINTAINED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY 2 HORIZONTAL LINES 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.

## IRRIGATION NOTES

1. MAINLINE & VALVE LOCATIONS SHOWN FOR CLARITY LOCATE IN PLANTER AREAS AND WITHIN PROJECT BOUNDARY.
2. ALL MAINLINE SHOWN IS CL200 PVC., ALL POLY SHOWN IS 1/2". INSTALL TRACER WIRE AT ALL MAINLINES.
3. INSTALL ALL PIPE BENEATH WALKS AND PAVING WITHIN A SCH 40 PVC SLEEVE 2 SIZES LARGER THAN IRRIGATION PIPE (PVC AND POLYETHYLENE (PE)).
4. SEE CIVIL DWG. FOR WATER SOURCE SIZE & LOCATION PROVIDE METER PER WATER CO. REQ'S.
5. IRRIGATION DESIGN PRESSURE 30 PSI FOR SYSTEM. CONTRACTOR SHALL VERIFY EXIST. WATER PRESSURE AT VALVE & NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES. BETWEEN EXISTING & DESIGN PRESSURE PRIOR TO CONTINUING WORK.
6. ELECTRIC POWER TO THE CONTROLLER IS SUPPLIED BY ELECTRICAL CONTRACTOR IN LOCATIONS SHOWN.
7. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER SOURCE.
8. EACH CONTROLLER TO BE EQUIPPED WITH RAIN SHUT OFF SENSOR AND MOISTURE SENSOR.

## TABULATIONS

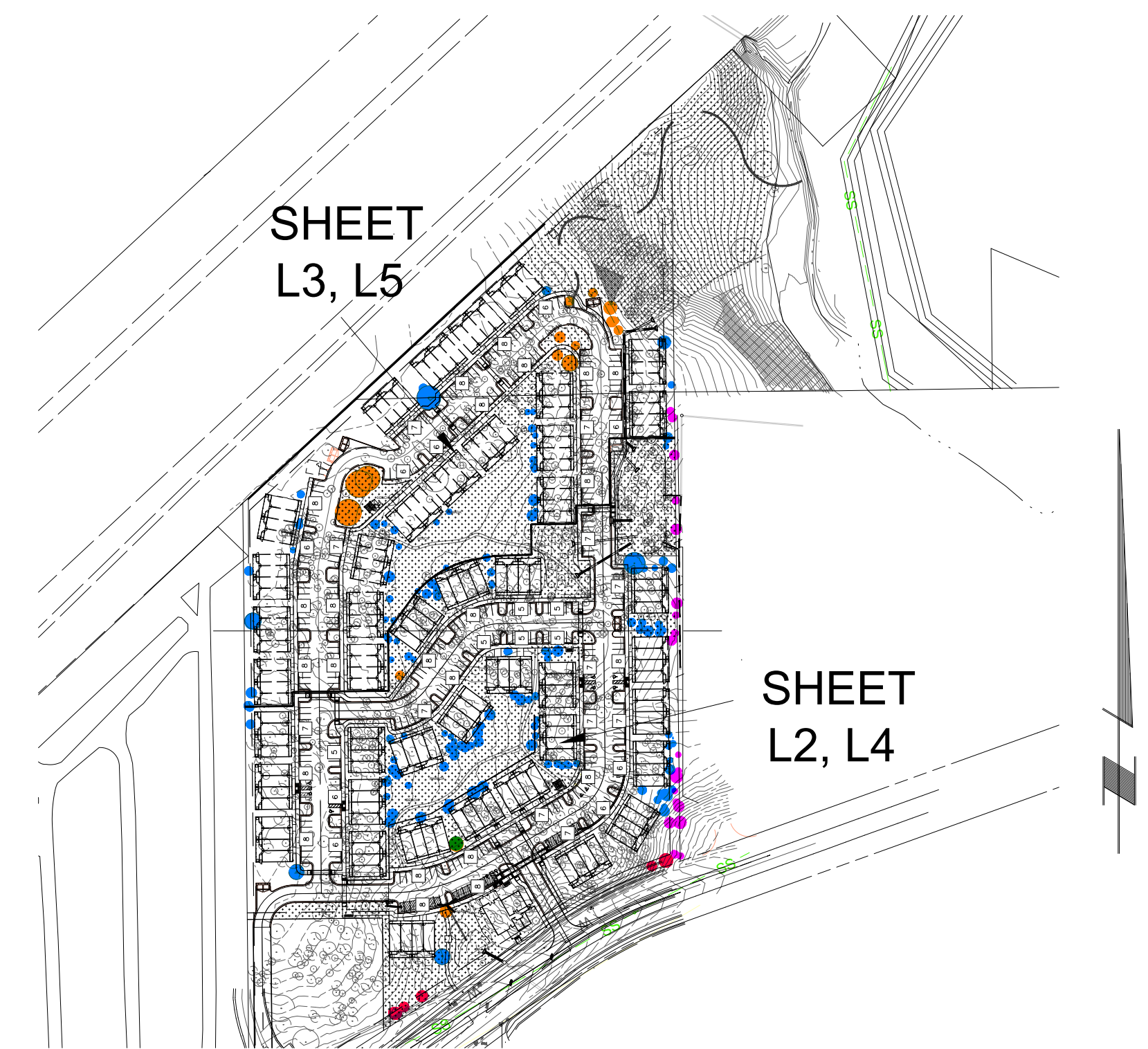
STREET BUFFER:	516 LF/25 = 21 TREES 42 SHRUBS 42 GROUND COVERS REQUIRED
PERIPHERAL BUFFER:	692 LF/25 = 28 TREES 56 SHRUBS 56 GROUND COVERS REQUIRED
PARKING AREAS:	375 / 8 * 2 = 94 TREES 188 SHRUBS 188 GROUND COVERS
BUILDING FOUNDATIONS (4 PLEX):	
TOTAL FOR 43 BUILDINGS:	10277 LF/25 = 411 TREES 822 SHRUBS 822 GROUND COVERS REQUIRED
TOTAL PER BUILDING	239 LF/25 = 9.5 TREES 19 SHRUBS 19 GROUND COVERS REQUIRED
CLUBHOUSE:	230 LF/25 = 9 TREES 18 SHRUBS 18 GROUND COVERS REQUIRED
FACILITY BUILDING	80 LF/25 = 3 TREES 6 SHRUBS 6 GROUND COVERS REQUIRED
EXISTING TREES CREDITS:	194 TREES 388 SHRUBS 388 GROUND COVERS
TOTAL PLANTS REQUIRED WITHOUT CREDITS	566 TREES 1132 SHRUBS 1132 GROUND COVERS REQUIRED
TOTAL PLANTS REQUIRED WITH CREDITS	
NEW TREES PROVIDED:	372
NEW SHRUBS PROVIDED:	744 (2 PLANTED @ EACH TREE)
NEW GROUND COVER PROVIDED:	744 (2 PLANTED @ EACH TREE)

# LOFTS ON BUTLER LANDSCAPE PLAN

LOCATED IN NE QUARTER OF SECTION OF 23, SE QUARTER OF SECTION 14 AND SW QUARTER OF SECTION 13, TOWNSHIP 21 NORTH, RANGE 7 EAST GILA TOWNSHIP 21 NORTH, RANGE 7 EAST GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA

## PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	QTY.
<b>TREES</b>					
	ACER FREEMANII	AUTUMN BLAZE MAPLE		6' HT.	3
	CERCIS OCCIDENTALIS	WESTERN REDBUD		6' HT.	121
	FRAXINUS VELUTINA	ARIZONA ASH	NATIVE	15 G.C.	12
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST		6' HT	71
	MALUS SPECIES	FLOWERING CRAB APPLE		6' HT	53
	PICEA PUNGENS	COLORADO BLUE SPRUCE		6' HT	108
	PINUS EDULIS	PINYON PINE	NATIVE	15 G.C.	4
<b>SHRUBS</b>					
	ARCTOSTAPHYLOS PUNGENS	MANZANITA	NATIVE	1 G.C.	253
	BERBERIS FREMONTII	FREMONT BARBERRY	NATIVE	1 G.C.	330
	FALLUGIA PARADOXA	APACHE PLUME	NATIVE	1 G.C.	19
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER		5 G.C.	68
	MAHONIA AQUIFOLIUM	OREGON GRAPE		5 G.C.	74
<b>GROUND COVERS AND ACCENTS</b>					
	ARABIS CAUCASICA	WALL ROCKCRESS		1 G.C.	373
	CALYLOPHUS HARTWEGII	SIERRA SUNDROP		1 G.C.	249
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER		1 G.C.	122



## KEY PLAN

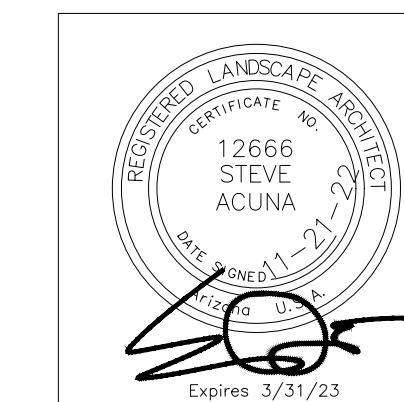
SCALE 1" = 200'

## IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT 6 STA.	5
	BACKFLOW PREVENTER	FEBCO 825Y 3/4"	1
	DRIP VALVE ASSEMBLY	RAINBIRD XGZ-075-PRF	29
	TREE EMITTER	RAINBIRD XB-10-6	372
	SHRUB EMITTER	RAINBIRD XB-10-6	1488

Two working days before you dig  
CALL FOR THE BLUE STAKES  
**792 2211**  
Blue Stake Center  
CALL COLLECT

COF #PZ-21-00284-02

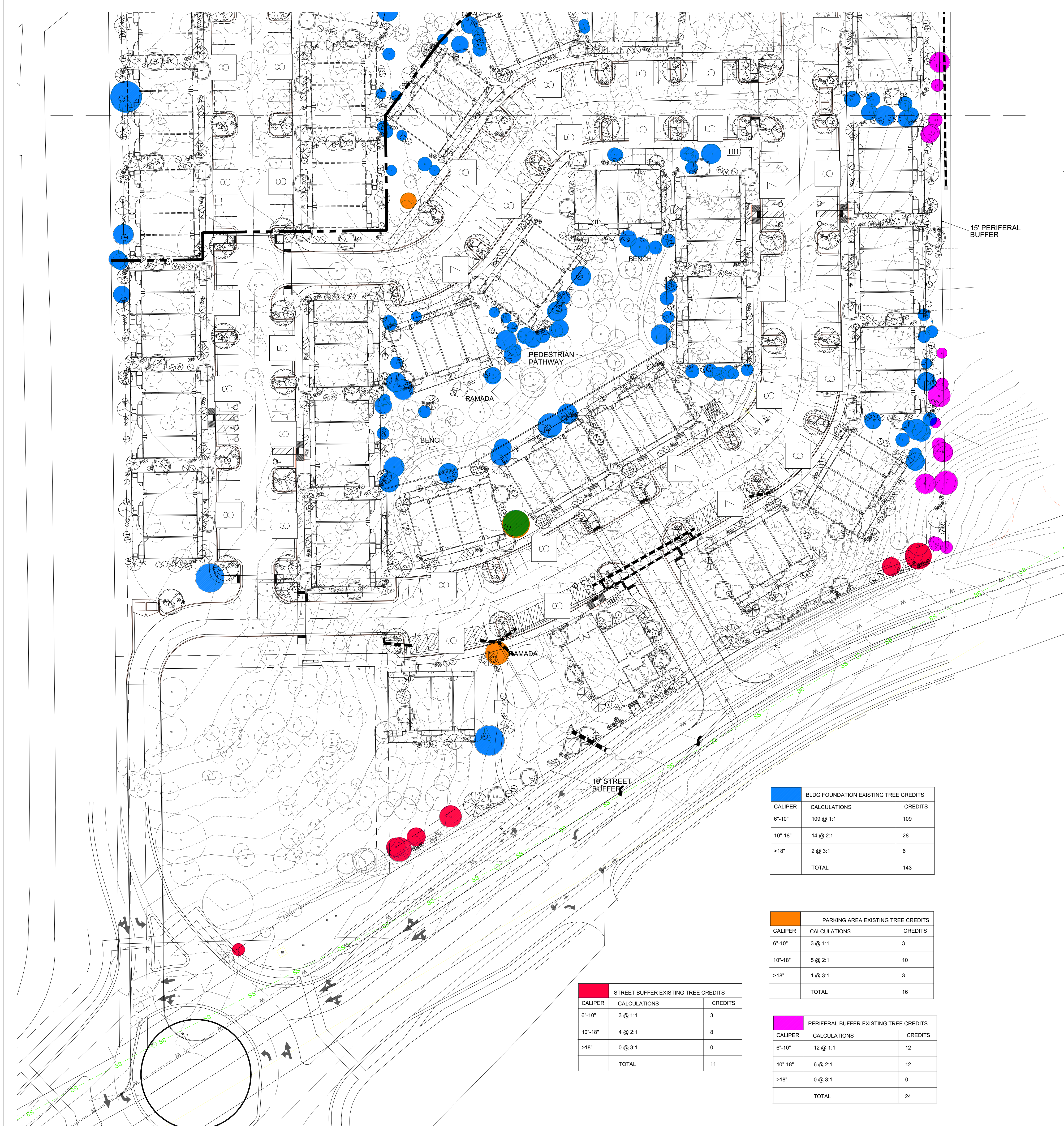


LOFTS ON BUTLER  
LANDSCAPE PLAN COVER SHEET

Acuña Coffeen  
Landscape Architects  
3532 N. Avenida Albor Tucson, Arizona 85745  
(520) 441-2754

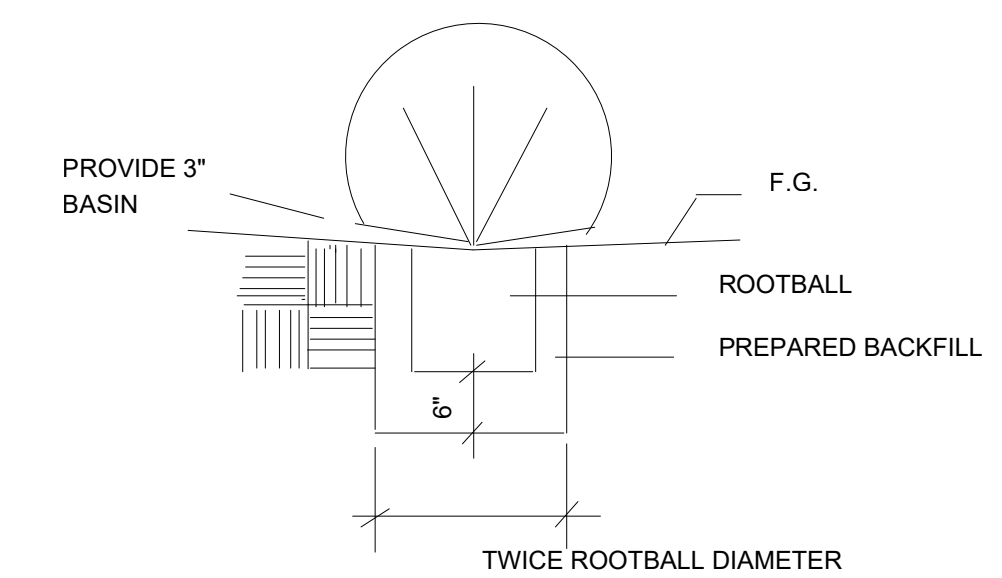
HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

L1 OF 3



PLANT LIST		
KEY	BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
	ACER FREEMANII	AUTUMN BLAZE MAPLE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	FRAXINUS VELUTINA	ARIZONA ASH
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST
	MALUS SPECIES	FLOWERING CRAB APPLE
	PICEA PUNGENS	COLORADO BLUE SPRUCE
	PINUS EDULIS	PINYON PINE
<b>SHRUBS</b>		
	ARCTOSTAPHYLOS PUNGENS	MANZANITA
	BERBERIS FREMONTII	FREMONT BARBERRY
	FALLUGIA PARADOXA	APACHE PLUME
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER
	MAHONIA AQUIFOLIUM	OREGON GRAPE
<b>GROUND COVERS AND ACCENTS</b>		
	ARABIS CAUCASICA	WALL ROCKCRESS
	CALYLOPHUS HARTWEGII	SIERRA SUNDROP
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER
<b>BUTTERFLY NECTAR PLANT</b>		
	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
	ARTEMISIA LUDOVICIANA	WHITE SAGEBRUSH
	ERICAMERIA NAUSEOSA	RABBITBRUSH

EXISTING TREE LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED NUMBER WITHIN DENOTES CALIPER
	EXISTING TREE TO BE PRESERVED IN PLACE NUMBER WITHIN DENOTES CALIPER



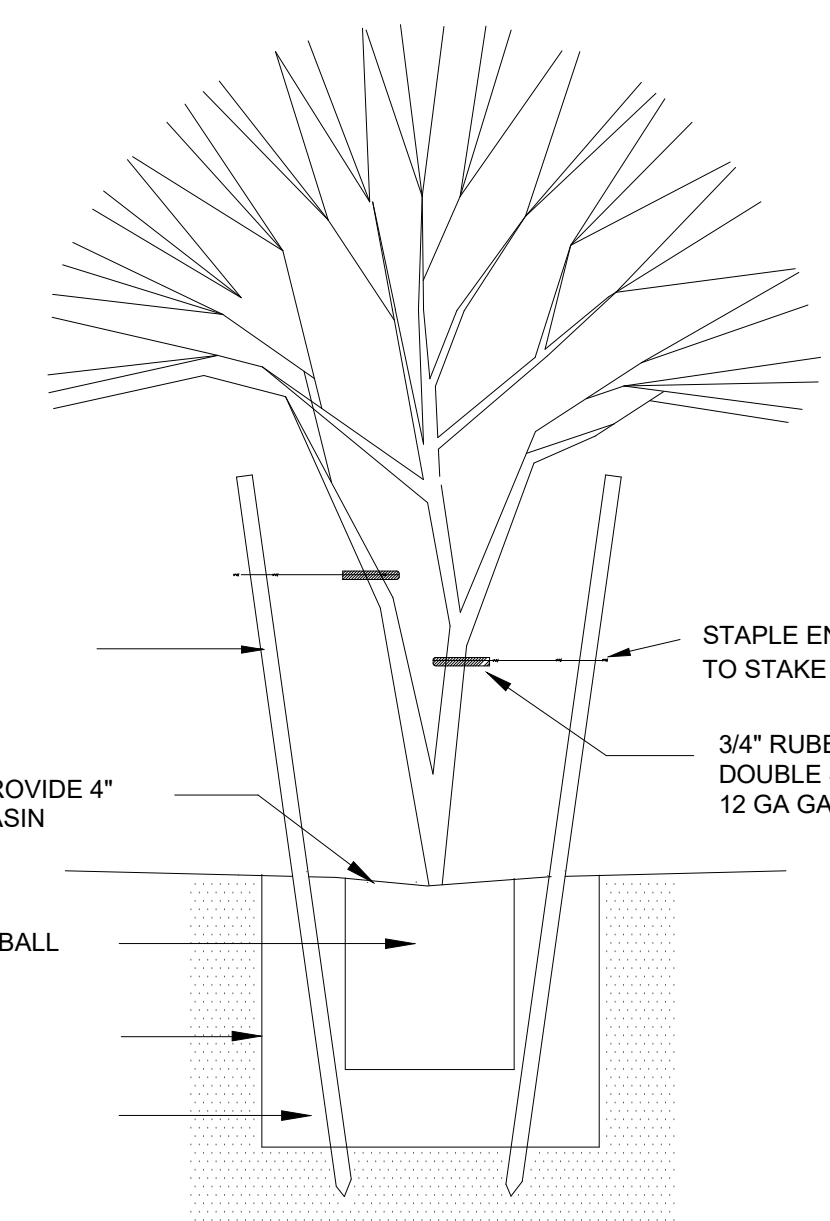
**1 SHRUB PLANTING DETAIL** NTS

BLDG FOUNDATION EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	109 @ 1:1	109
10"-18"	14 @ 2:1	28
>18"	2 @ 3:1	6
TOTAL		143

PARKING AREA EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	3 @ 1:1	3
10"-18"	5 @ 2:1	10
>18"	1 @ 3:1	3
TOTAL		16

STREET BUFFER EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	3 @ 1:1	3
10"-18"	4 @ 2:1	8
>18"	0 @ 3:1	0
TOTAL		11

PERIPHERAL BUFFER EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	12 @ 1:1	12
10"-18"	6 @ 2:1	12
>18"	0 @ 3:1	0
TOTAL		24

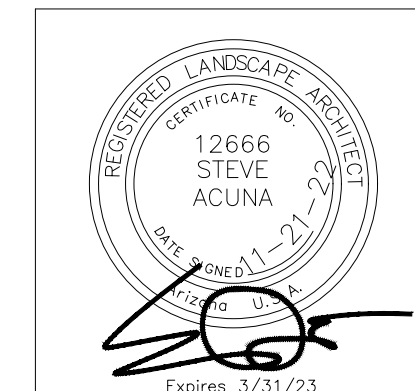
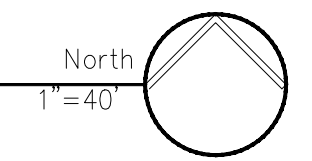


**2 TREE PLANTING DETAIL** NTS

Two working days before you dig  
CALL FOR THE BLUE STAKES  
**792 2211**  
Blue Stake Center  
CALL COLLECT

\* NO STAKES FOR BOXED TREES SIZES

**LANDSCAPE PLAN**



**THE LOFTS ON BUTLER**

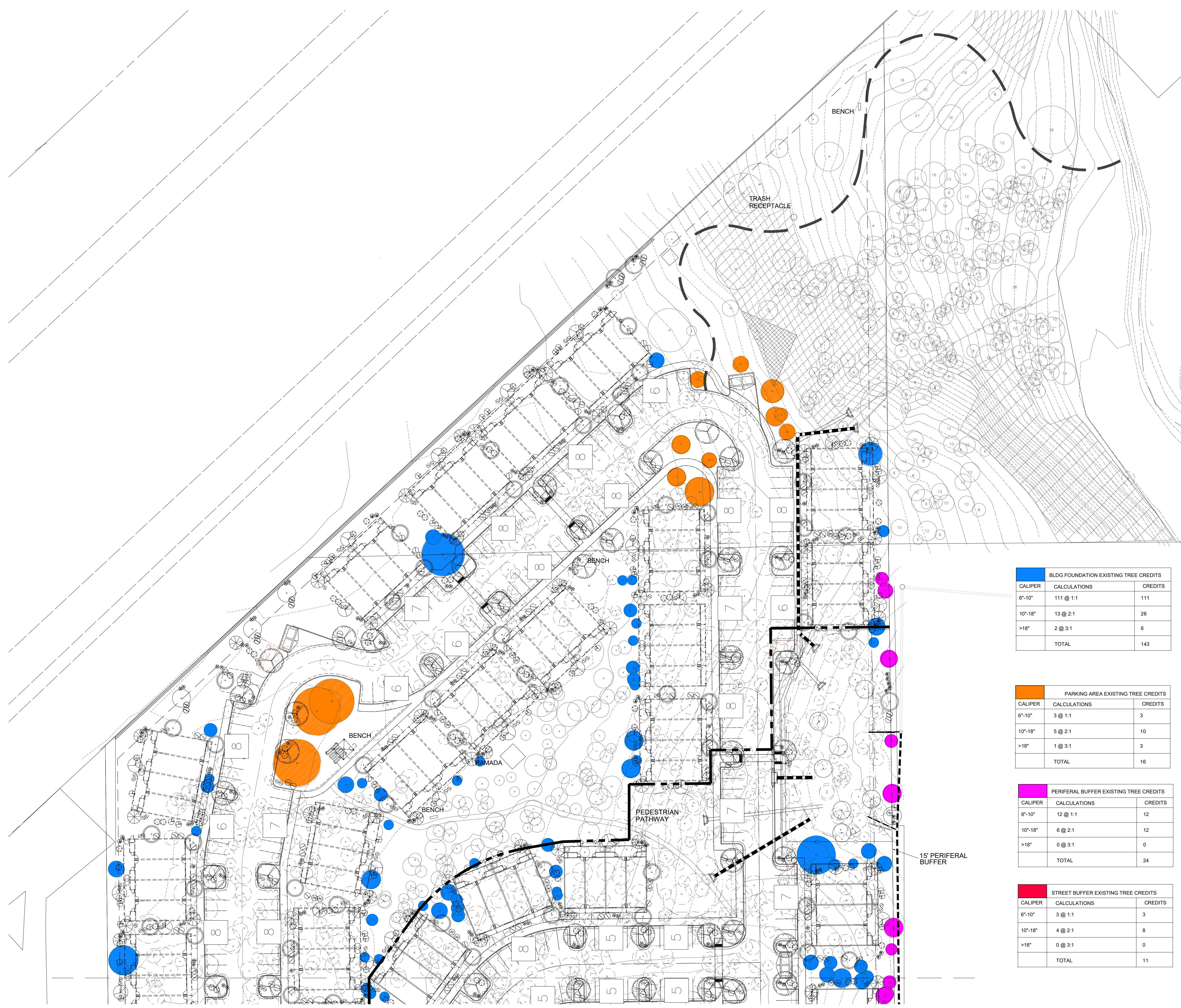
**LANDSCAPE PLAN**

Acuña Coffeen  
Landscape Architects  
3532 N. Avenida Albor Tucson, Arizona 85745  
(520) 441-2754

COF #PZ-21-00284-02

HORIZ. \_\_\_\_\_  
VERT. \_\_\_\_\_  
F.B. \_\_\_\_\_  
DESIGN SA \_\_\_\_\_  
DRAWN SA \_\_\_\_\_  
CHKD. SA \_\_\_\_\_  
JOB NO. \_\_\_\_\_

L2 OF 3



BLDG FOUNDATION EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	111 @ 1:1	111
10"-18"	13 @ 2:1	26
>18"	2 @ 3:1	6
TOTAL		143

PARKING AREA EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	3 @ 1:1	3
10"-18"	5 @ 2:1	10
>18"	1 @ 3:1	3
TOTAL		16

PERIFERAL BUFFER EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	12 @ 1:1	12
10"-18"	6 @ 2:1	12
>18"	0 @ 3:1	0
TOTAL		24

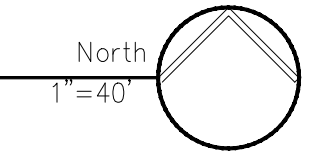
STREET BUFFER EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	3 @ 1:1	3
10"-18"	4 @ 2:1	8
>18"	0 @ 3:1	0
TOTAL		11

PLANT LIST		
KEY	BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
	ACER FREEMANII	AUTUMN BLAZE MAPLE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	FRAXINUS VELUTINA	ARIZONA ASH
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST
	MALUS SPECIES	FLOWERING CRAB APPLE
	PICEA PUNGENS	COLORADO BLUE SPRUCE
	PINUS EDULIS	PINYON PINE
<b>SHRUBS</b>		
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	BERBERIS FREMONTII	FREMONT BARBERRY
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	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER
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	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER
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	EXISTING TREE TO BE PRESERVED IN PLACE NUMBER WITHIN DENOTES CALIPER

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Blue Stake Center  
CALL COLLECT

**LANDSCAPE PLAN**



**THE LOFTS ON BUTLER**

**LANDSCAPE PLAN**

**Acuña Coffeen Landscape Architects**  
3532 N. Avenida Albar Tucson, Arizona 85745  
(520) 441-2754

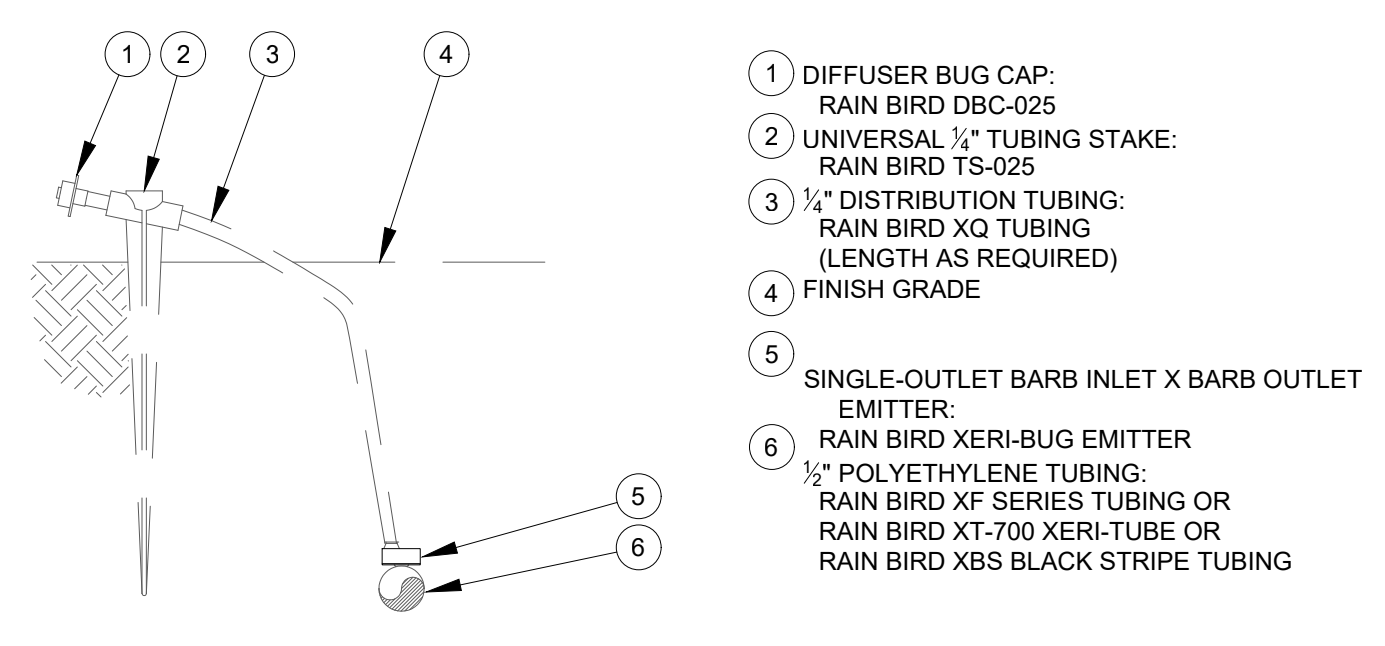
L3 OF 3

HORIZ.	
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F.I.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

COF #PZ-21-00284-02

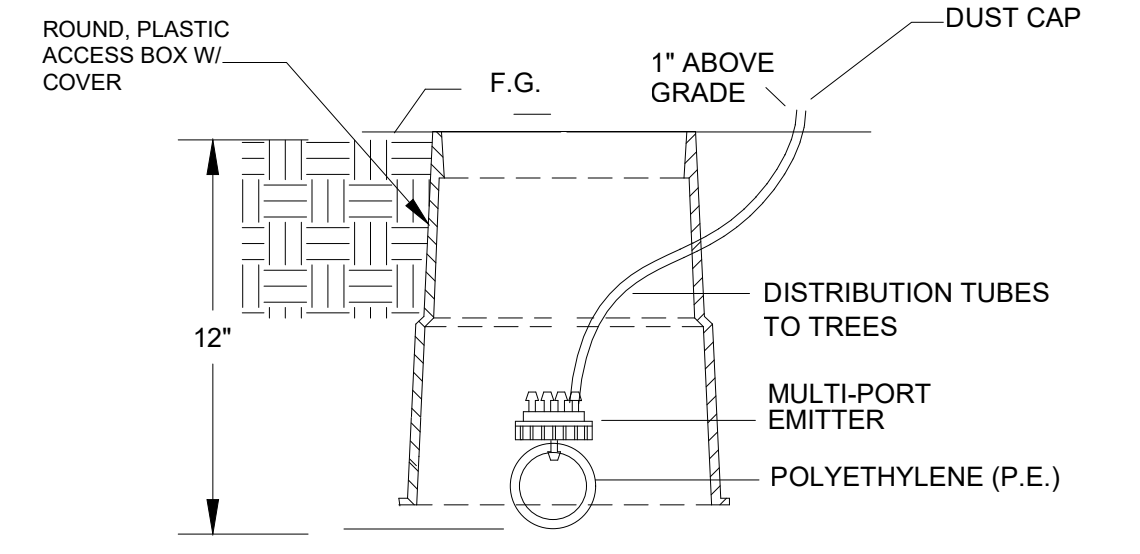


**NOTES AND LEGEND**  
 1. PROVIDE PVC SLEEVE UNDER ALL SIDEWALKS AND PAVING AS FOLLOWS:  
 1/2" POLY - 2" PVC SLEEVE  
 ALL PVC - 4" PVC SLEEVE  
 ① DENOTES CONTROLLER NUMBER



**1 SINGLE OUTLET EMITTER DETAIL**  
 NTS

NOTES:  
 1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.

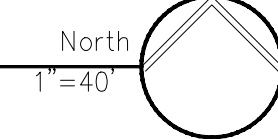


**1A MULTI OUTLET EMITTER DETAIL**  
 NTS

IRRIGATION EQUIPMENT SCHEDULE			
SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
Ⓢ	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT	6 STA. 5
⊘	BACKFLOW PREVENTER	FEBCO 825Y 3/4"	1
○	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	29
	TREE EMITTER	RAINBIRD XB-10-6	372
	SHRUB EMITTER	RAINBIRD XB-10-6	1488

Two working days before you dig  
 CALL FOR THE BLUE STAKES  
**792 2211**  
 Blue Stake Center  
 CALL COLLECT

**IRRIGATION PLAN**



**THE LOFTS ON BUTLER**  
 IRRIGATION PLAN  
 Acuña Coffeen  
 Landscape Architects  
 3532 N. Avenida Albor Tucson, Arizona 85745  
 (520) 441-2754

COF #PZ-21-00284-02

HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

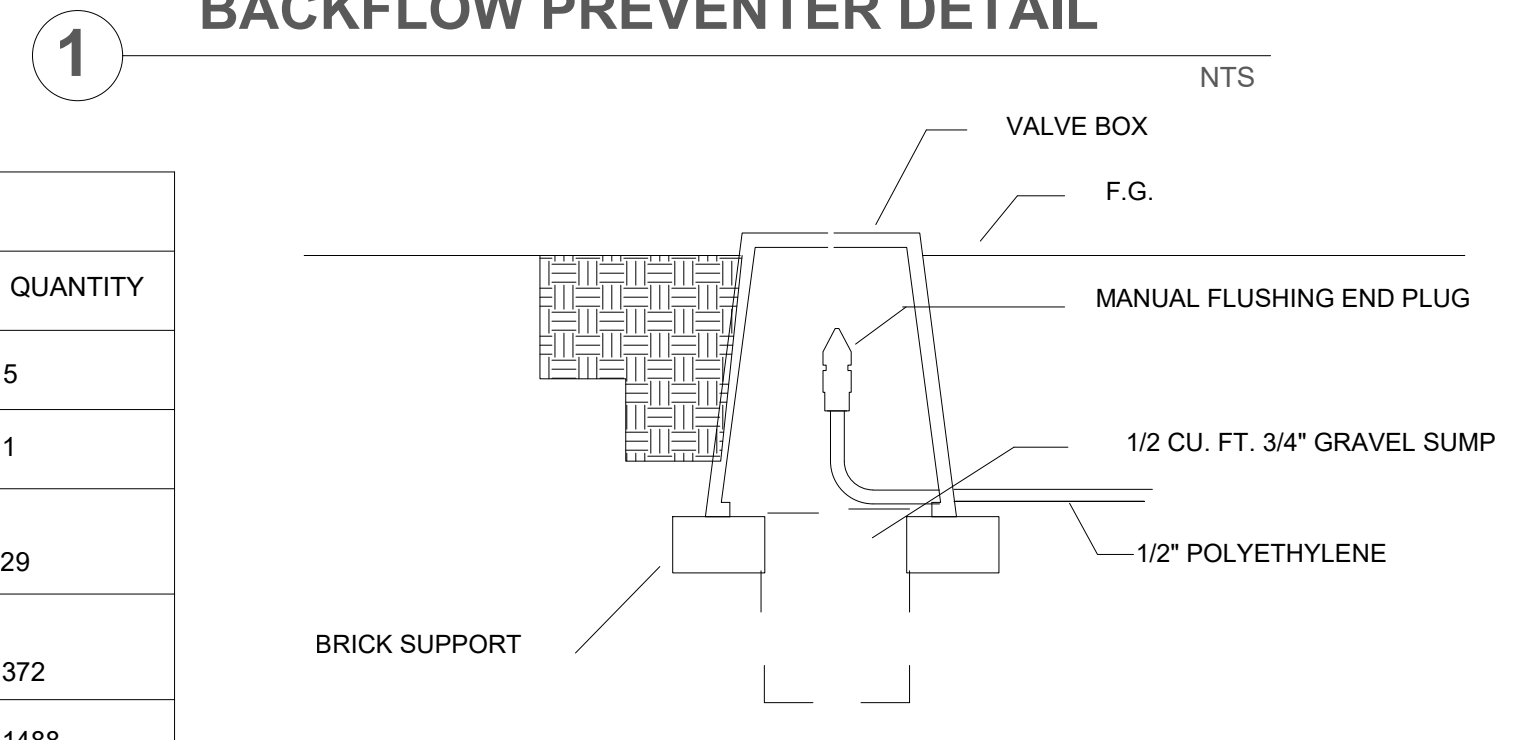
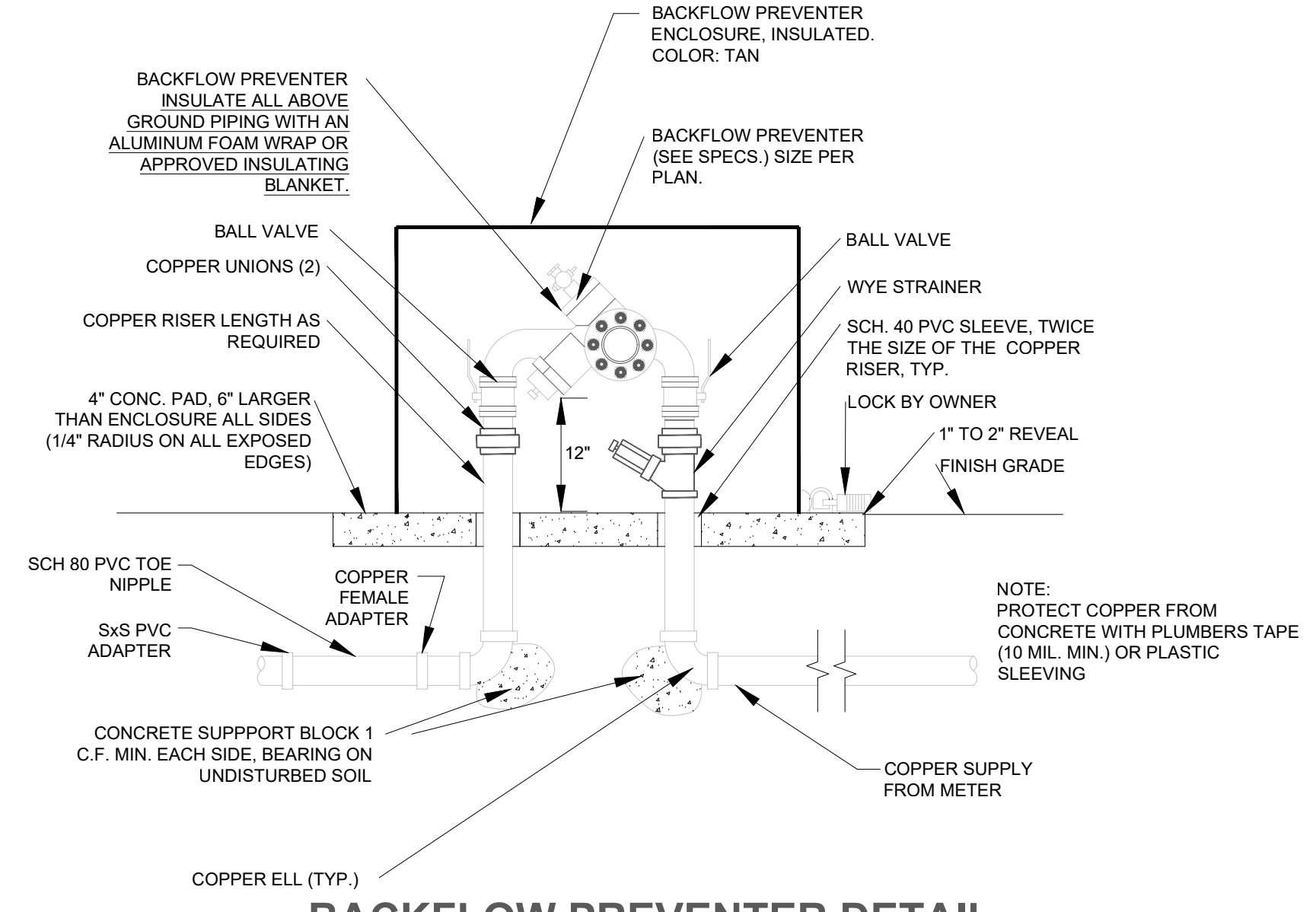
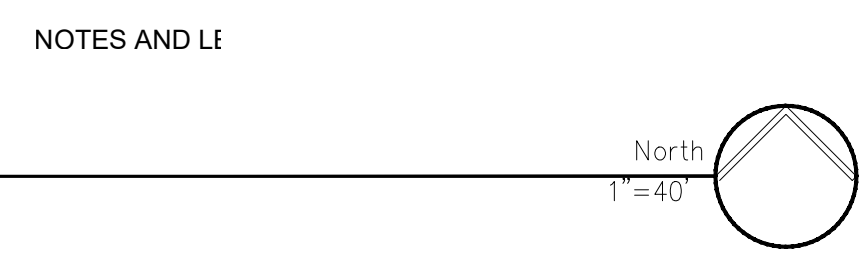
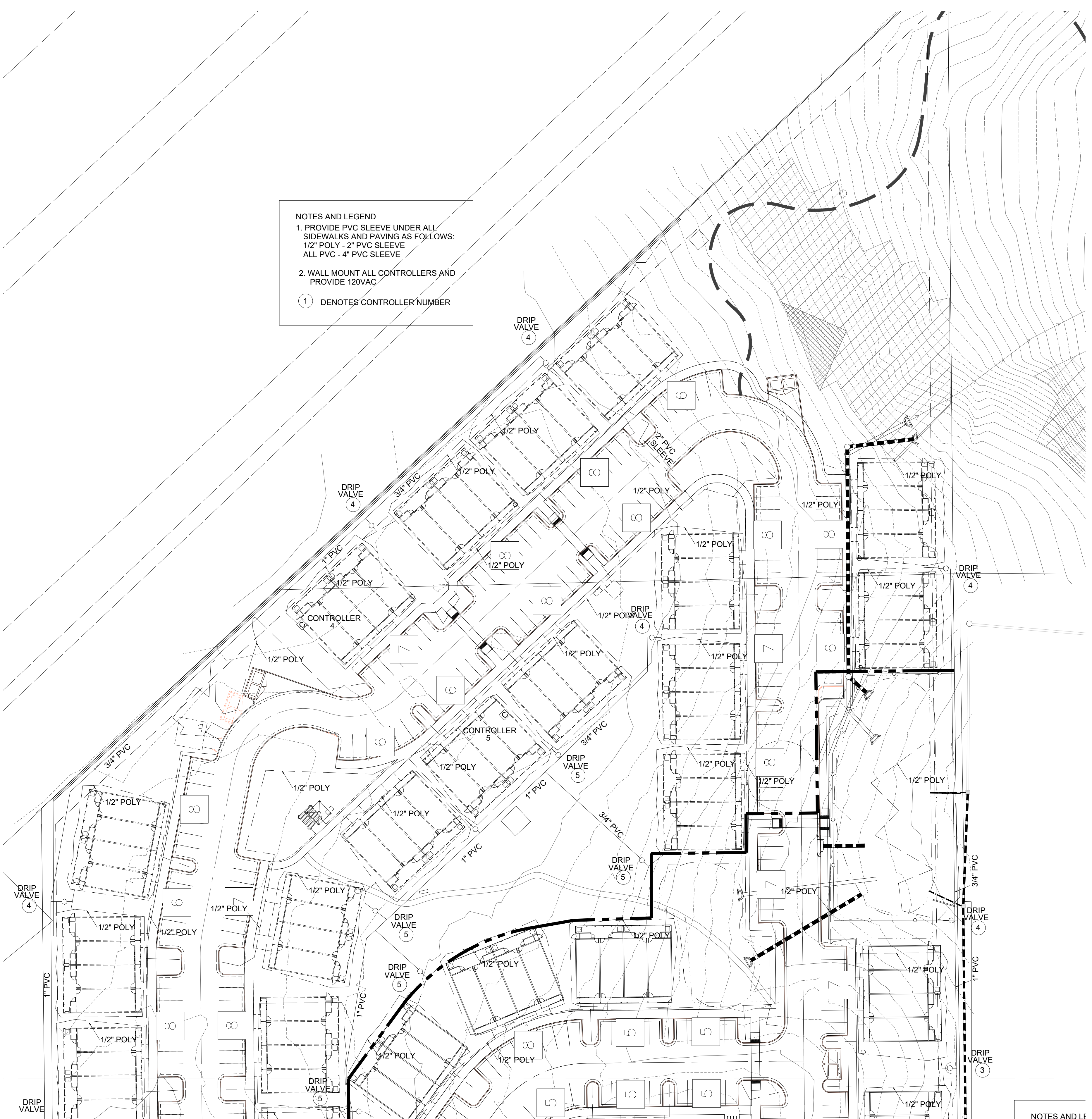
L4 OF 5

**NOTES AND LEGEND**

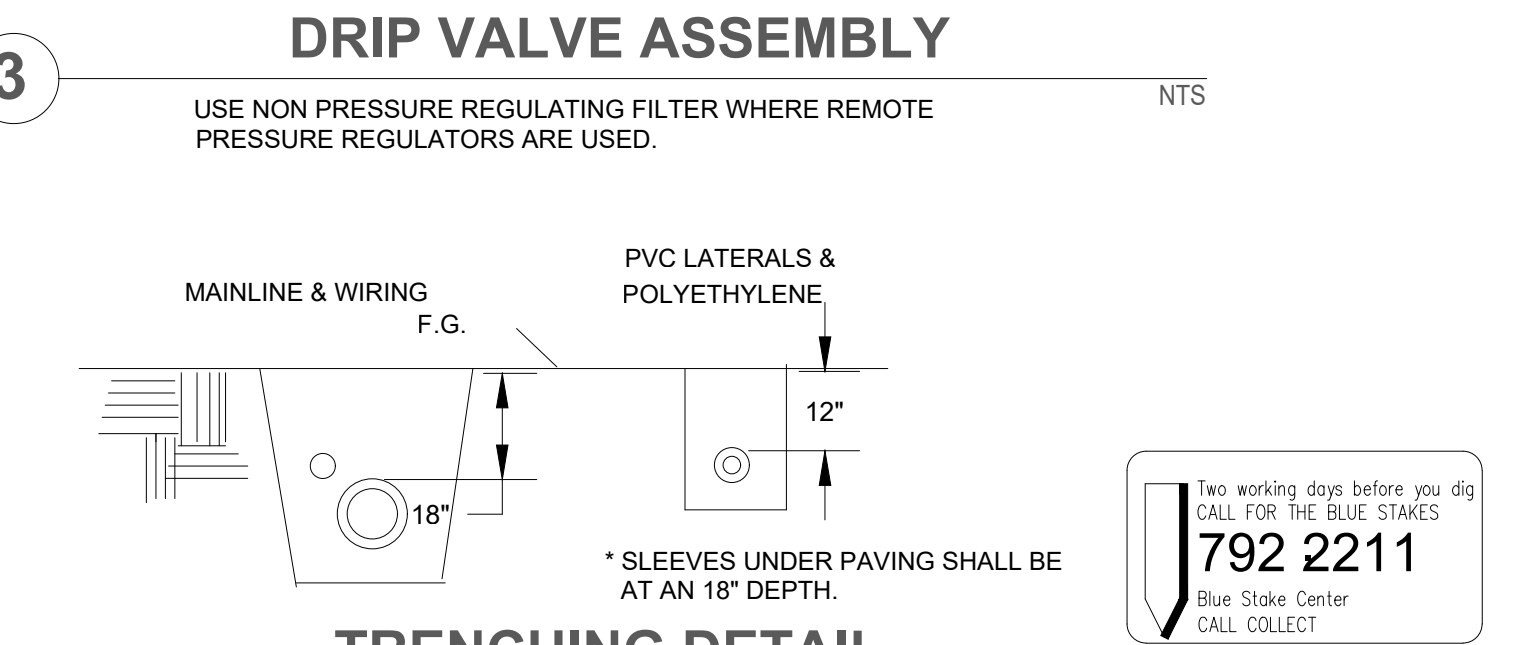
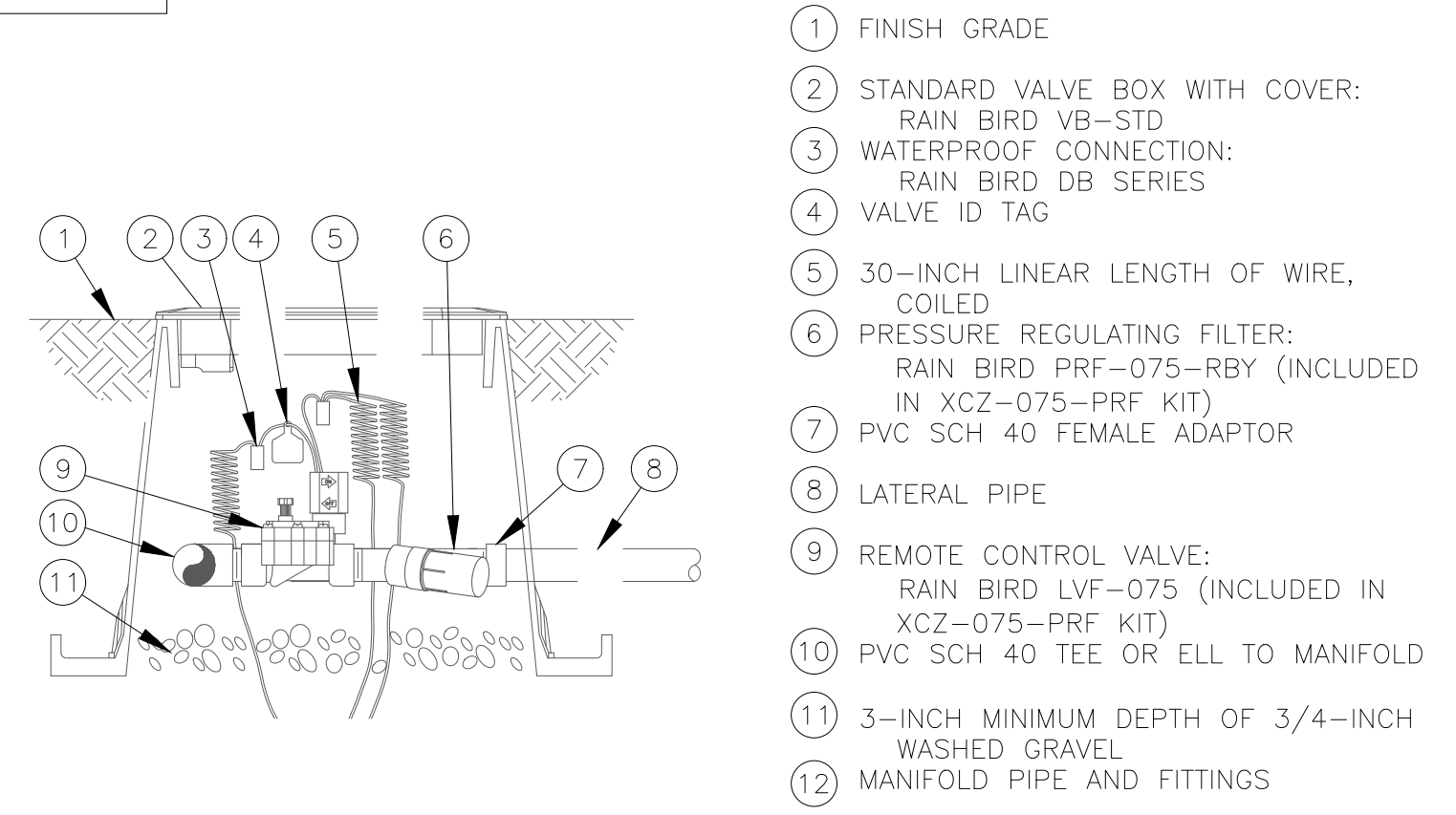
1. PROVIDE PVC SLEEVE UNDER ALL SIDEWALKS AND PAVING AS FOLLOWS:  
 1/2" POLY - 2" PVC SLEEVE  
 ALL PVC - 4" PVC SLEEVE

2. WALL MOUNT ALL CONTROLLERS AND PROVIDE 120VAC

① DENOTES CONTROLLER NUMBER



IRRIGATION EQUIPMENT SCHEDULE			
SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
ⓐ	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT	6 STA. 5
ⓑ	BACKFLOW PREVENTER	FEBCO 825Y 3/4"	1
Ⓒ	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	29
	TREE EMITTER	RAINBIRD XB-10-6	372
	SHRUB EMITTER	RAINBIRD XB-10-6	1488

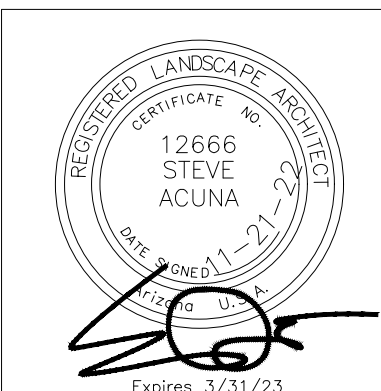


**IRRIGATION PLAN**

**3 DRIP VALVE ASSEMBLY** NTS  
 USE NON PRESSURE REGULATING FILTER WHERE REMOTE PRESSURE REGULATORS ARE USED.

**4 TRENCHING DETAIL** NTS  
 \* SLEEVES UNDER PAVING SHALL BE AT AN 18" DEPTH.

Two working days before you dig  
 CALL FOR THE BLUE STAKES  
**792 2211**  
 Blue Stake Center  
 CALL COLLECT



**THE LOFTS ON BUTLER**

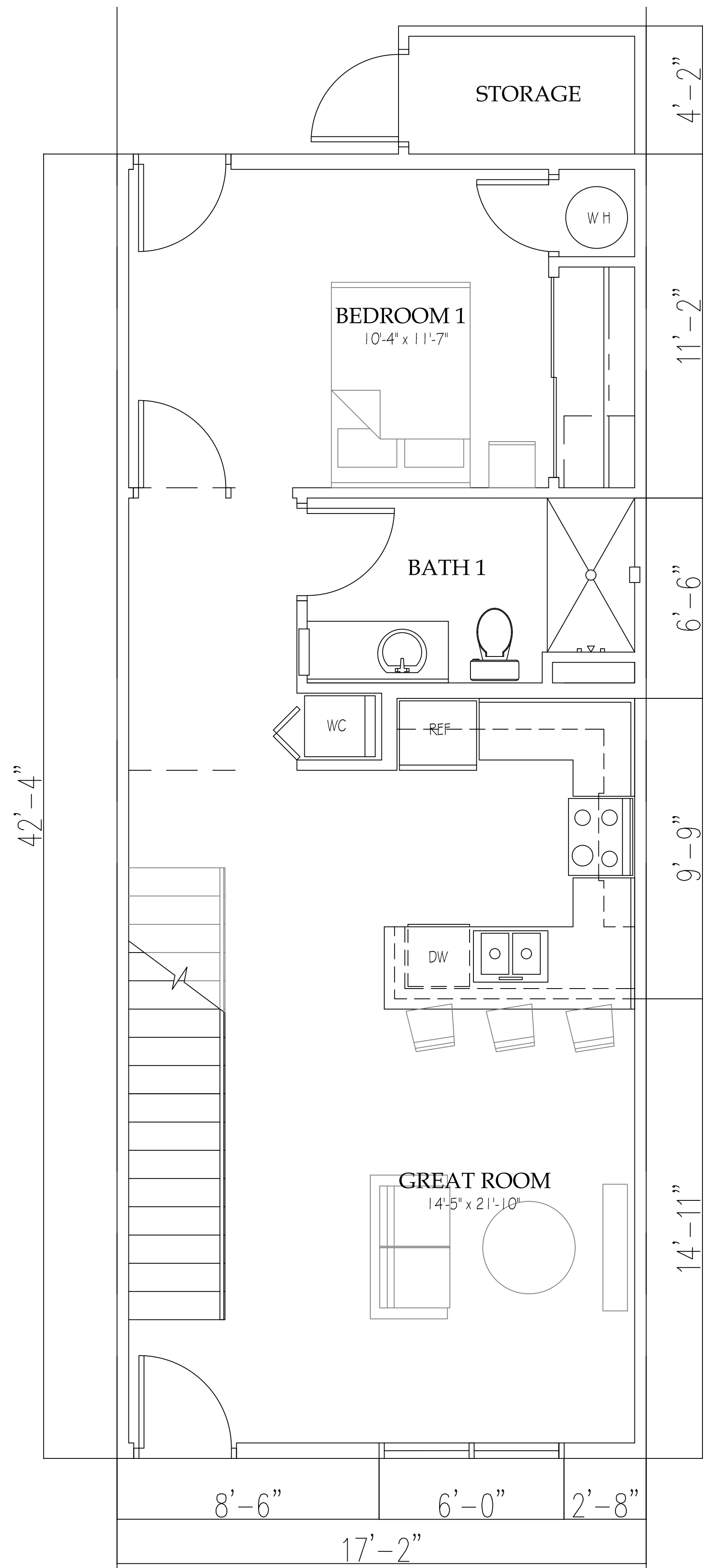
**IRRIGATION PLAN**

**Acuña Coffeen Landscape Architects**  
 3532 N. Avenida Albor Tucson, Arizona 85745  
 (520) 441-2754

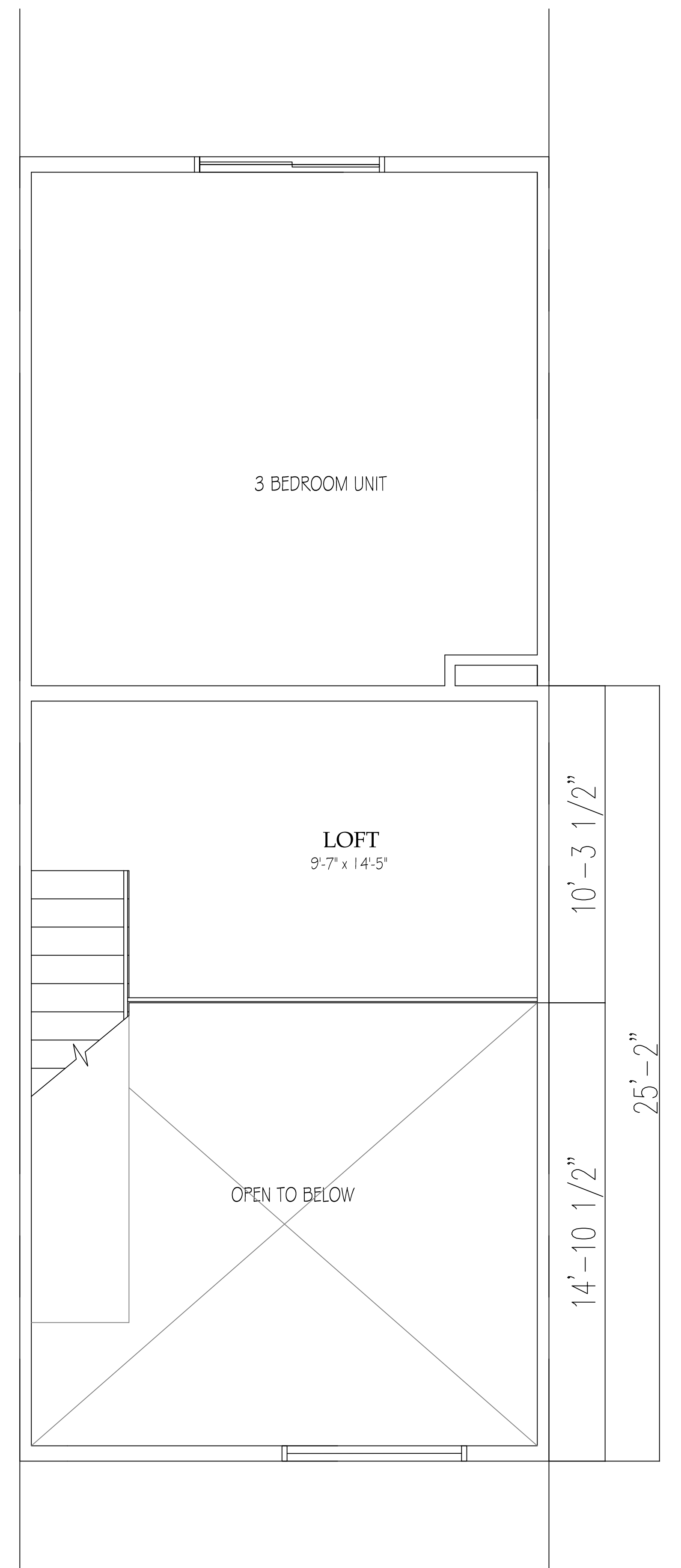
COF #PZ-21-00284-02

HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

L5 OF 5



**1** Main Level Floor Plan  
**A1.0** Scale 3/8" = 1'-0"



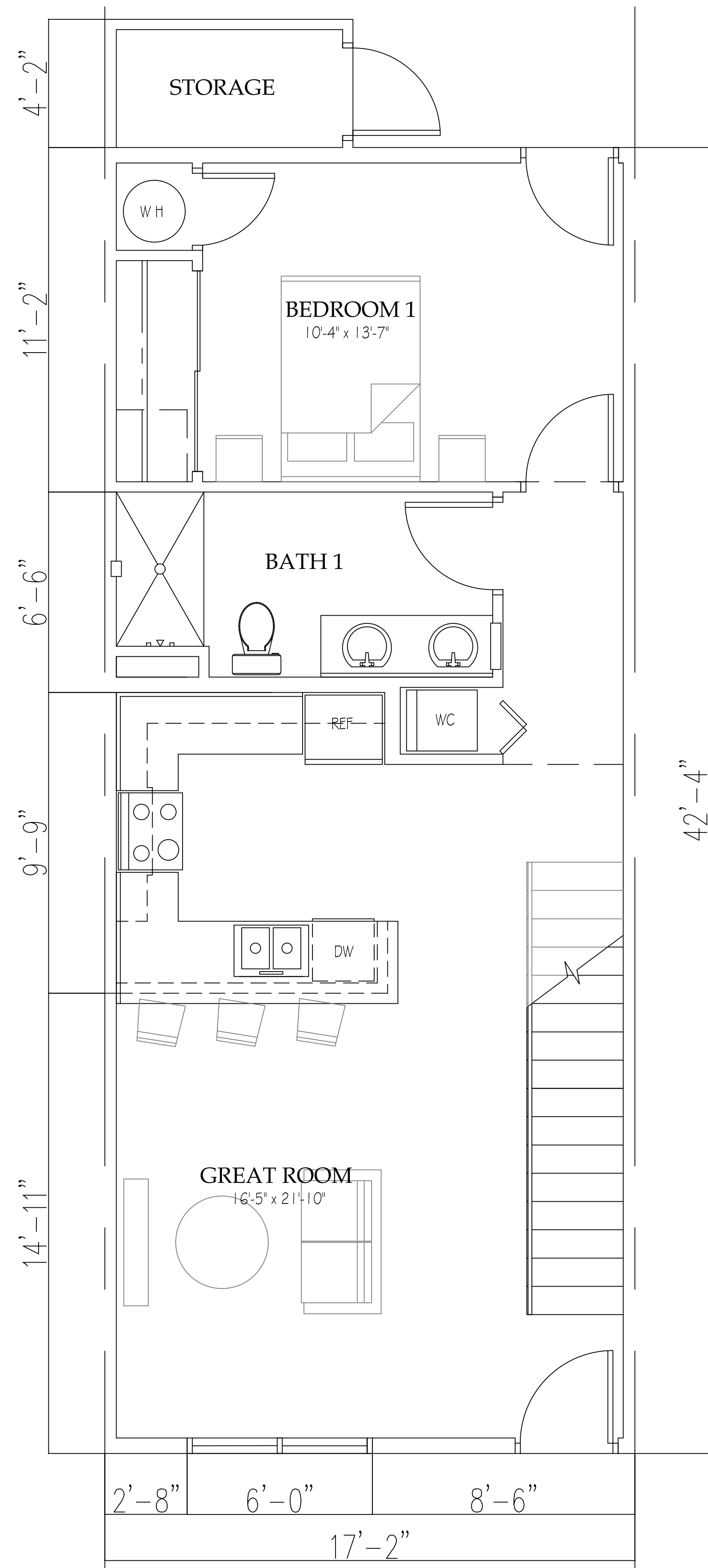
**2** Upper Level Floor Plan  
**A1.0** Scale 3/8" = 1'-0"



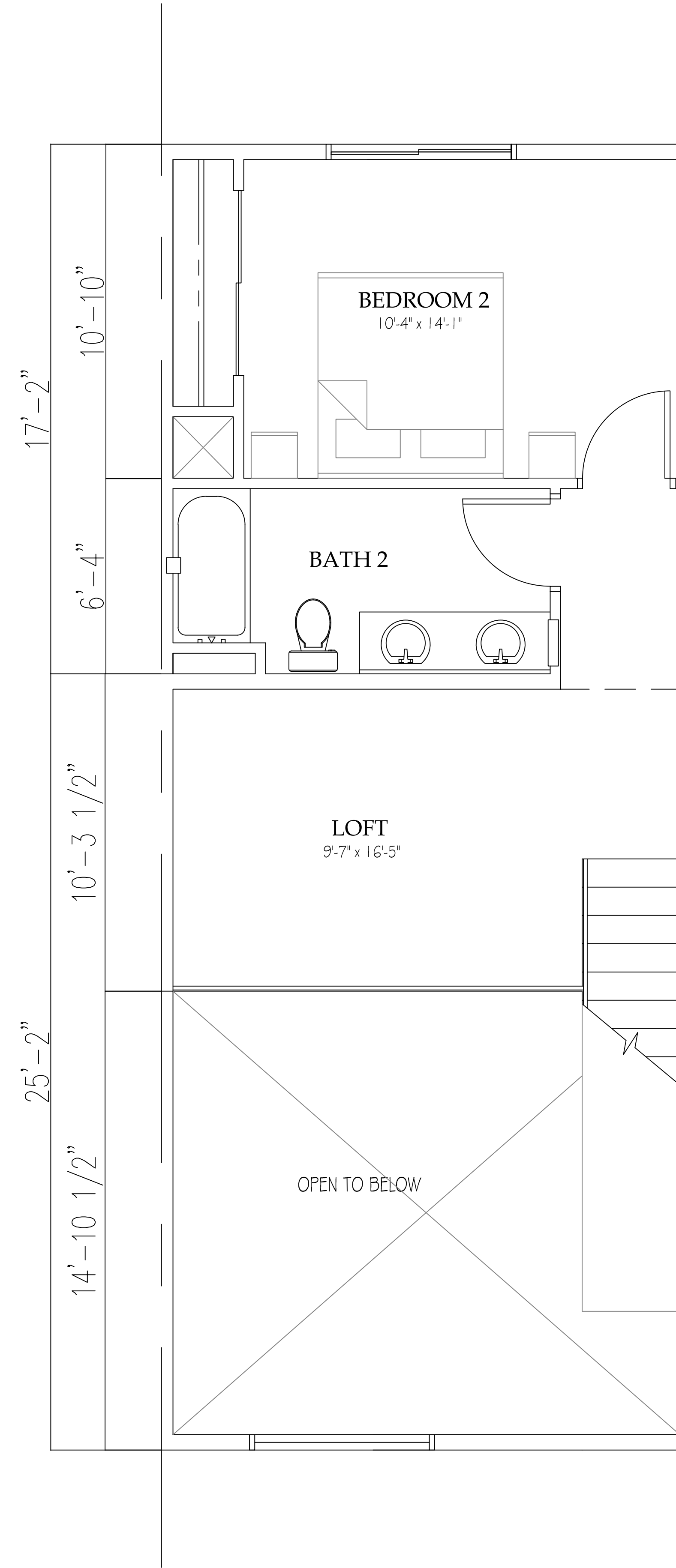
**1 BEDROOM UNIT**

**TOTAL  
 SQ. FT.  
 1414**

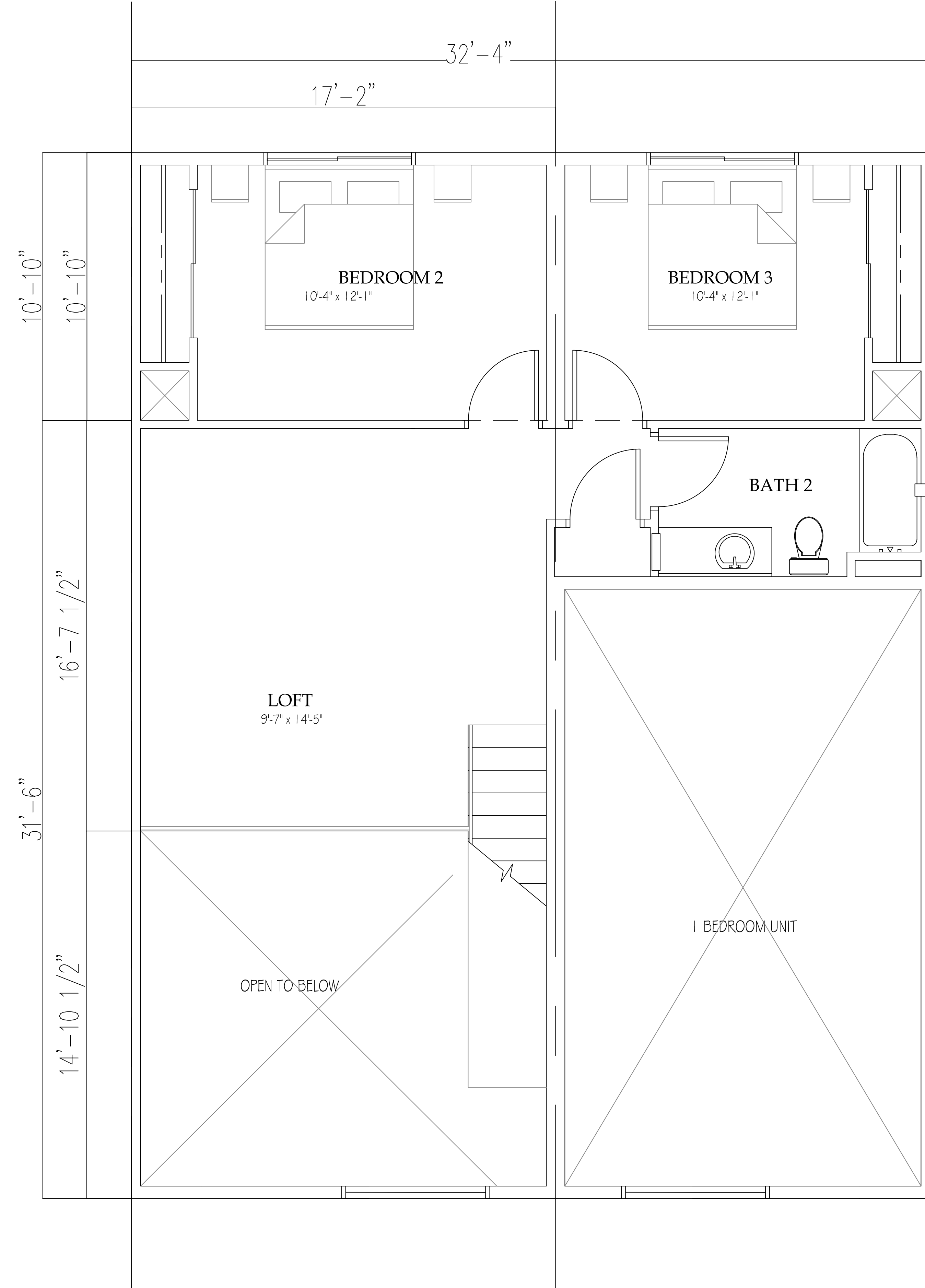
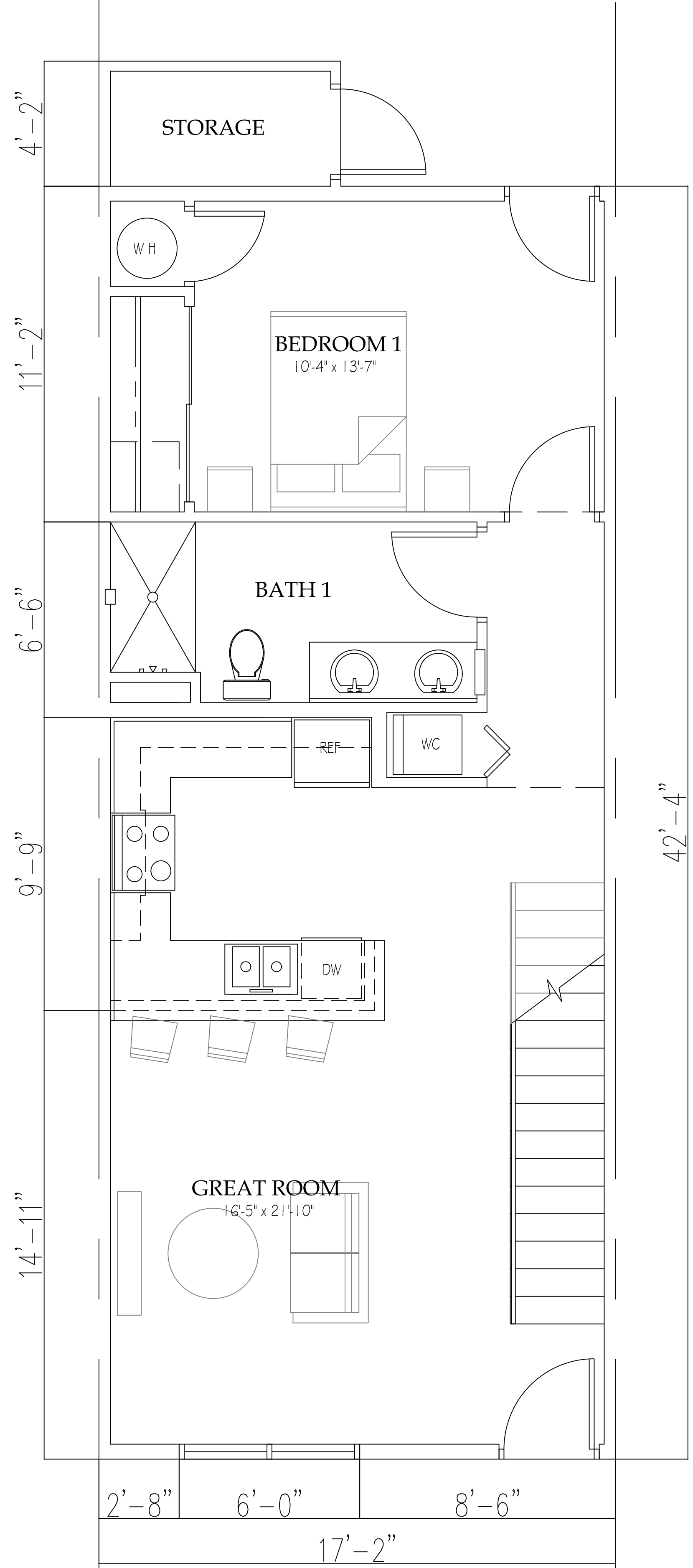
**Butler Lofts  
 Flagstaff, AZ**



**1** Main Level Floor Plan  
A1.1 Scale 3/8" = 1'-0"



**2** Upper Level Floor Plan  
A1.1 Scale 3/8" = 1'-0"



**1** Main Level Floor Plan  
 A1.2 Scale 3/8" = 1'-0"

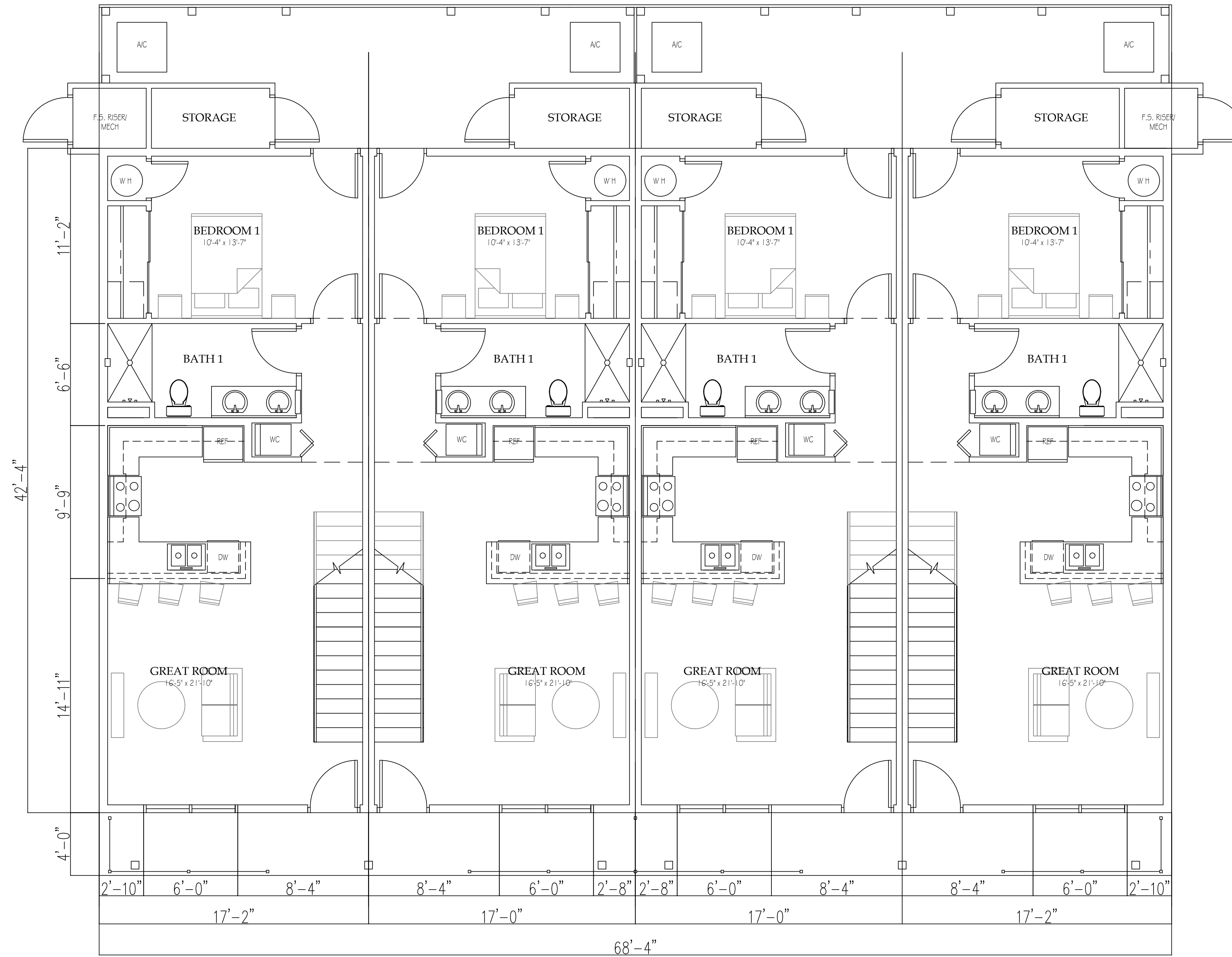
**2** Upper Level Floor Plan  
 A1.2 Scale 3/8" = 1'-0"



**3 BEDROOM UNIT**

TOTAL SQ. FT.  
**1414**

Butler Lofts  
 Flagstaff, AZ



**1** Main Level Floor Plan  
Scale 1/4" = 1'-0"

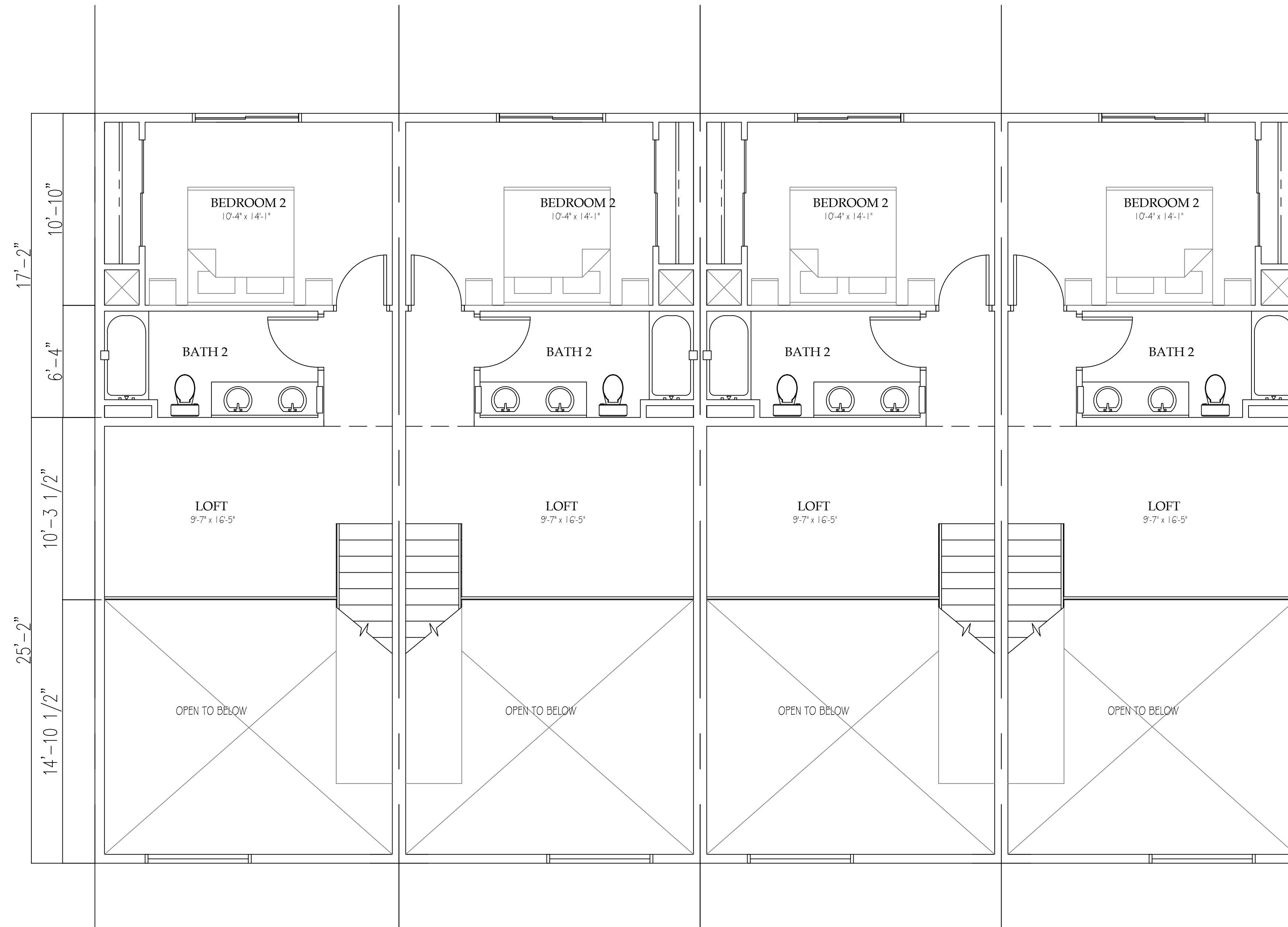


2502 E. RIVER ROAD TUCSON, AZ 85718 (520) 268-9128

## 4 PLEX FLOOR PLANS

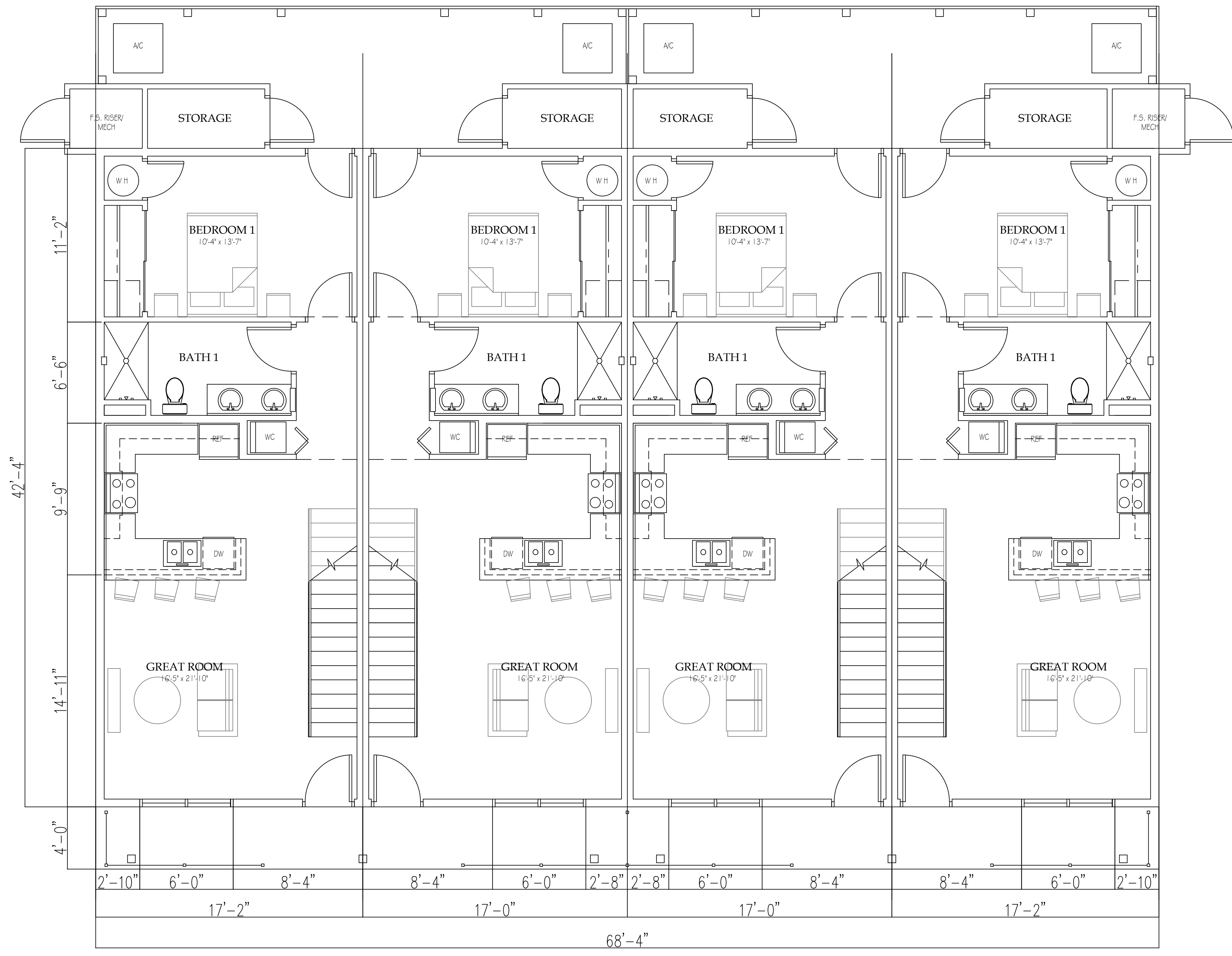
© COPYRIGHT 2019 Miramonte Homes, L.L.C.

Butler Lofts  
Flagstaff, AZ



2 Upper Level Floor Plan  
Scale 1/4" = 1'-0"



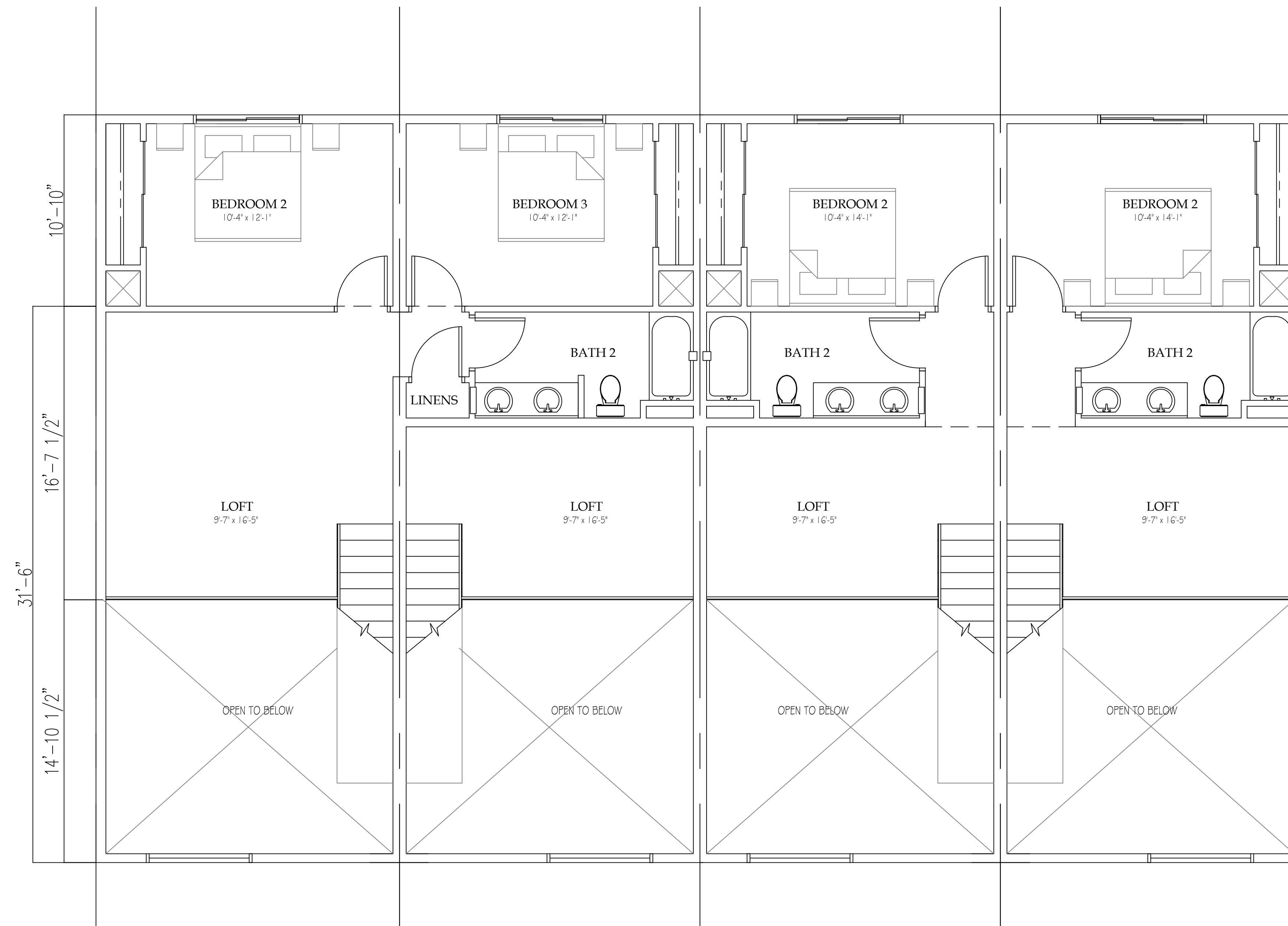


1 Main Level Floor Plan  
 Scale 1/4" = 1'-0"



## 4 PLEX FLOORPLAN

Butler Lofts  
 Flagstaff, AZ



2 Upper Level Floor Plan  
Scale 1/8" = 1'-0"

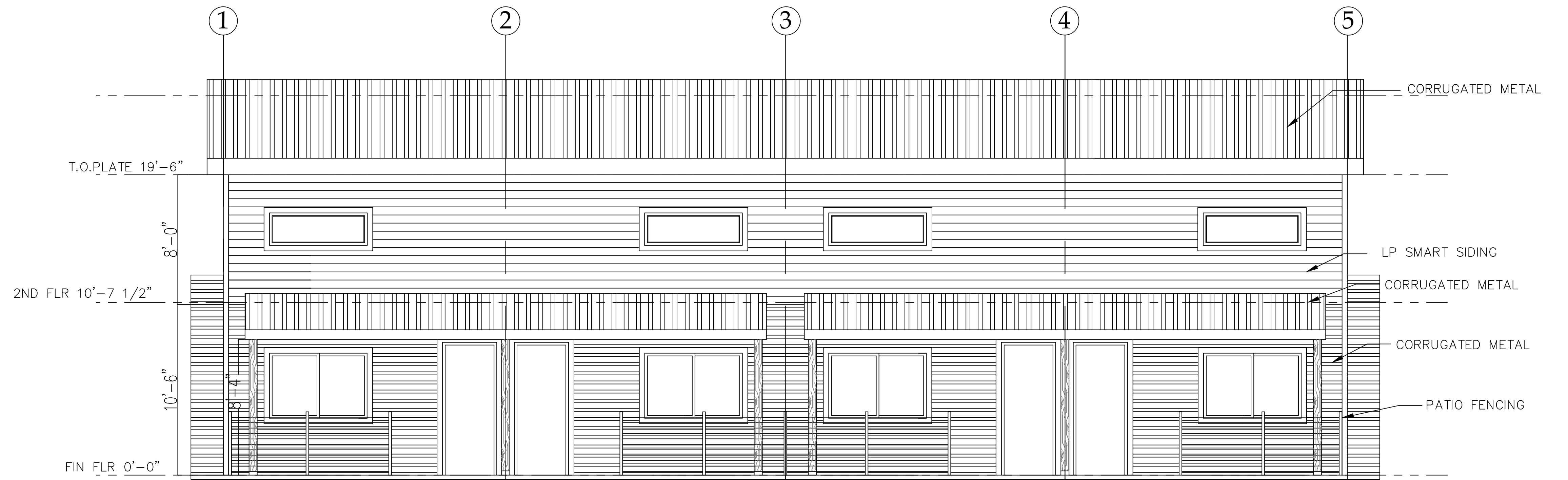


2492 E

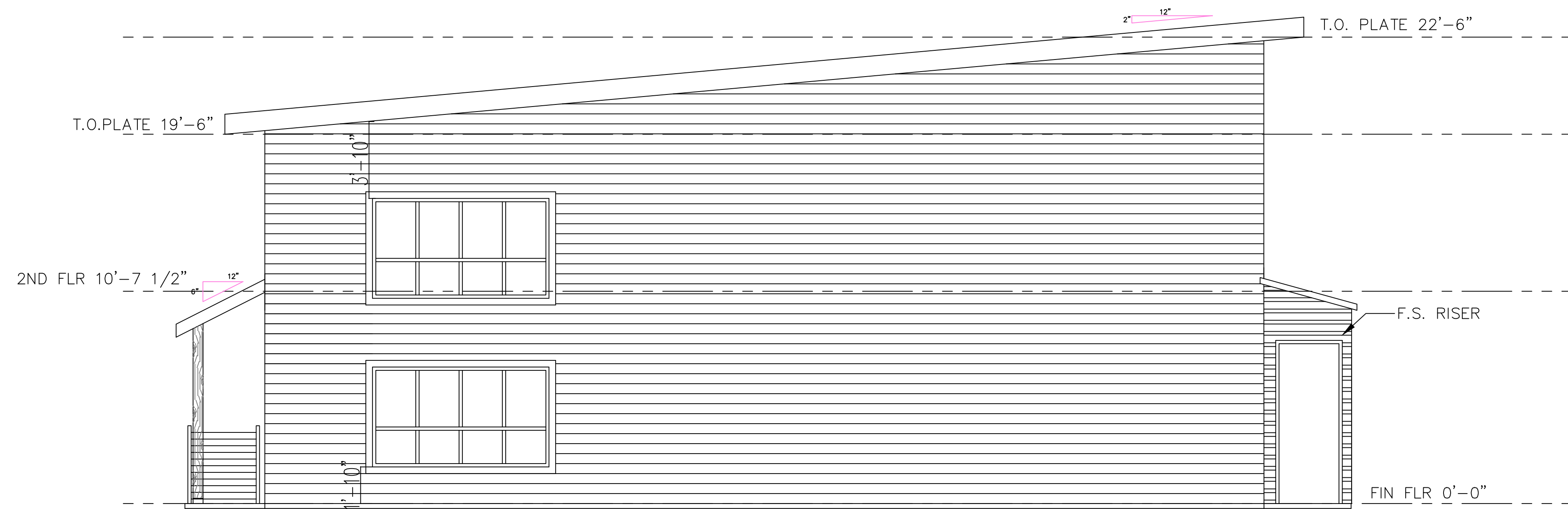
615-8900

## 4 PLEX FLOORPLAN

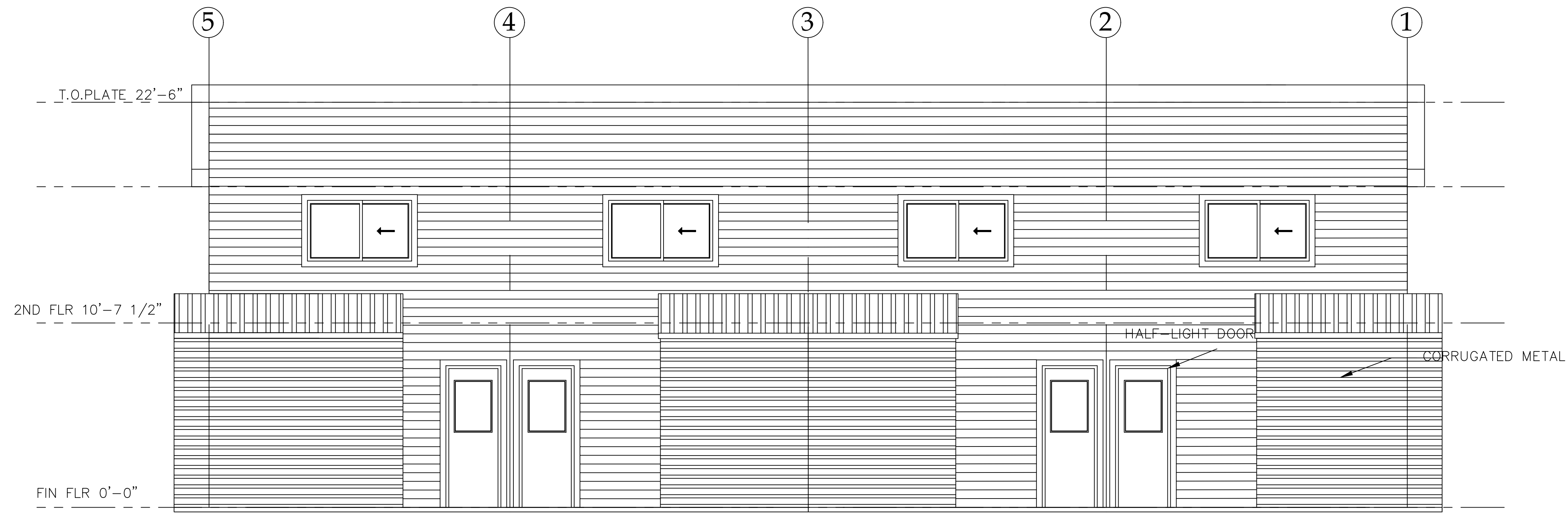
Butler Lofts  
Flagstaff, AZ



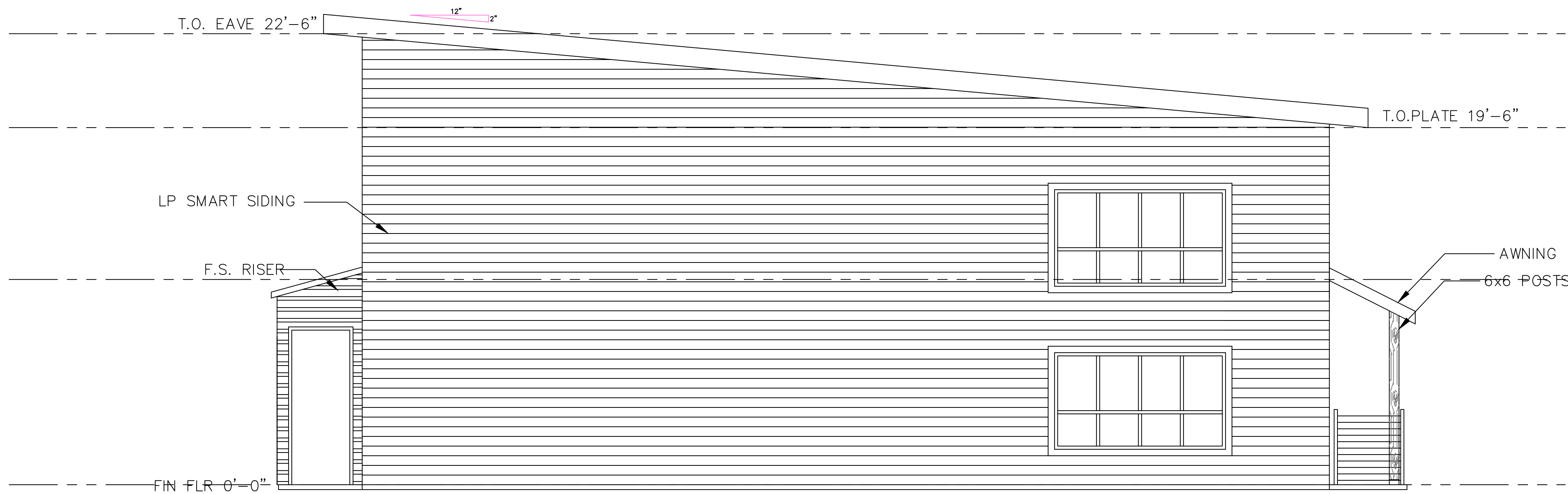
2 Front Elevation  
Scale 1/4" = 1'-0"



1 Right Elevation  
Scale 1/4" = 1'-0"

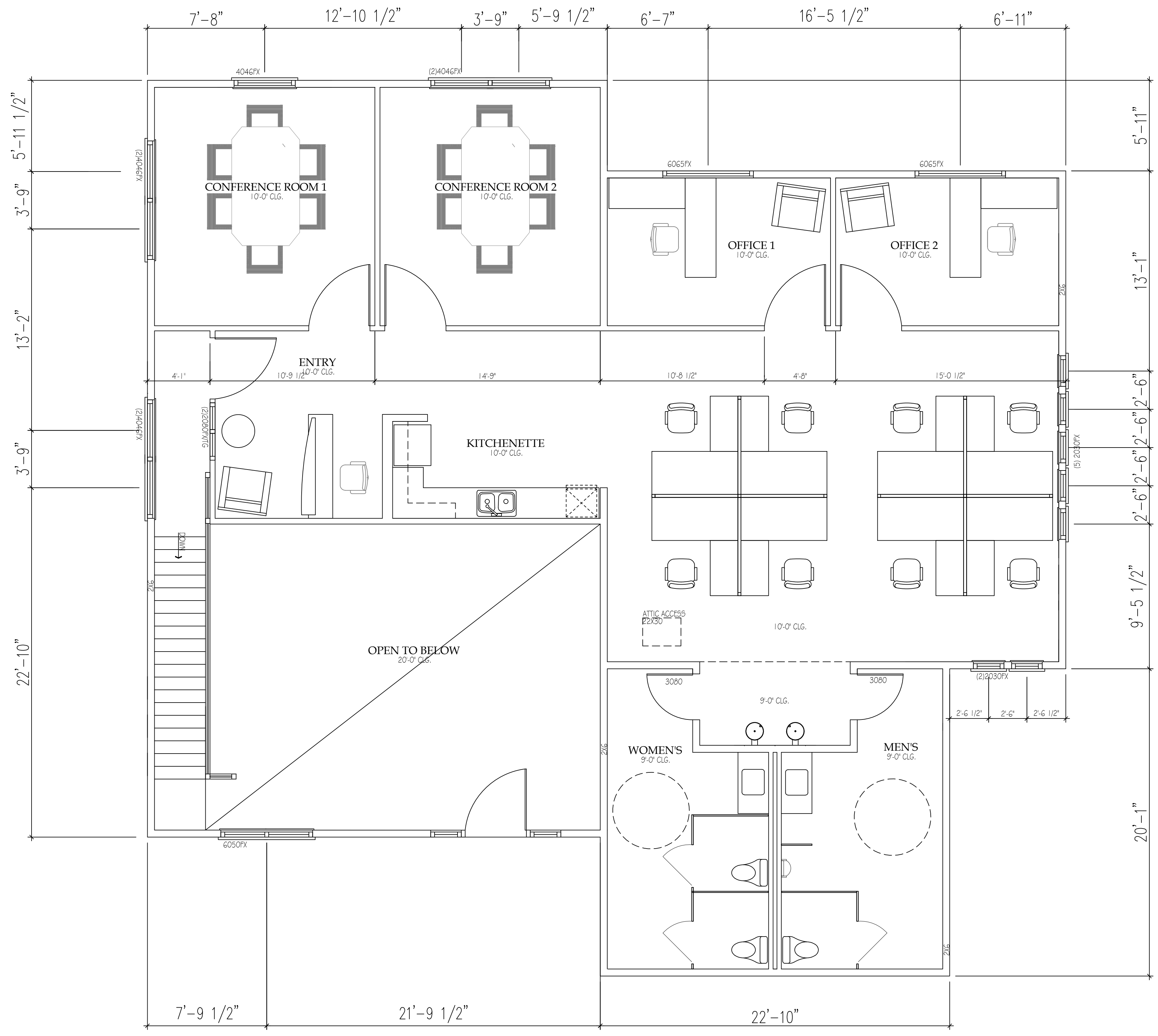


3 Back Elevation  
Scale 1/8" = 1'-0"



4 Left Elevation  
Scale 1/4" = 1'-0"





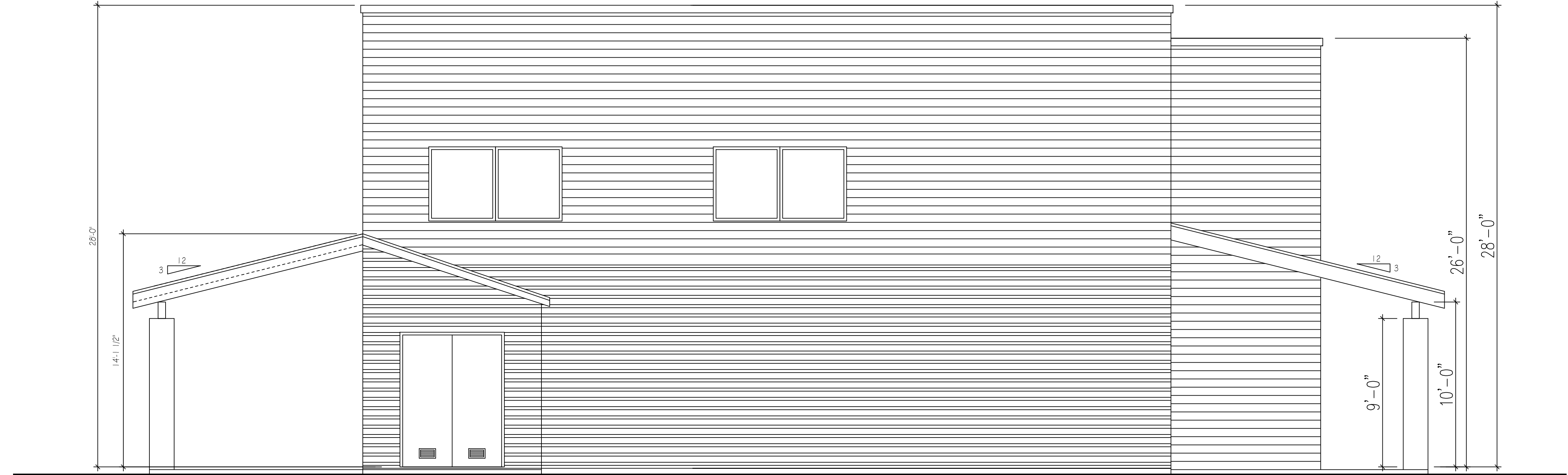
**UPPER FLOOR PLAN**  
SCALE: 1/4"=1'-0"

REVISION



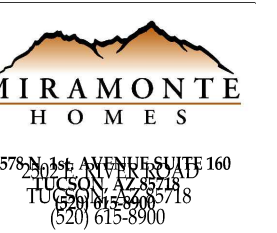


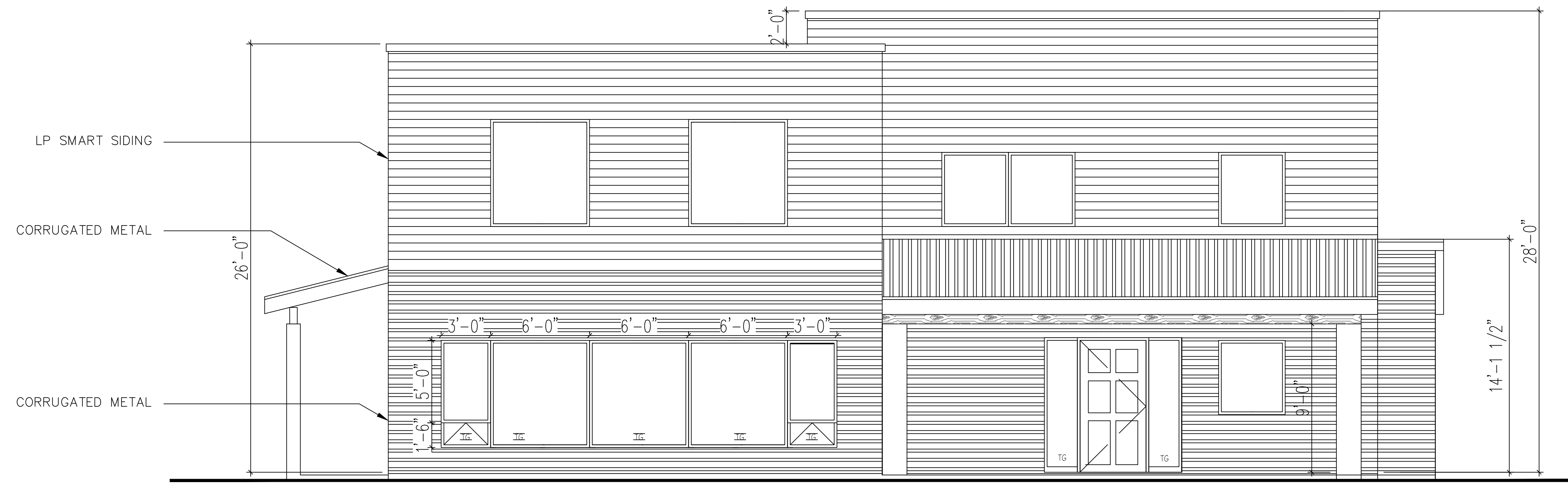
**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



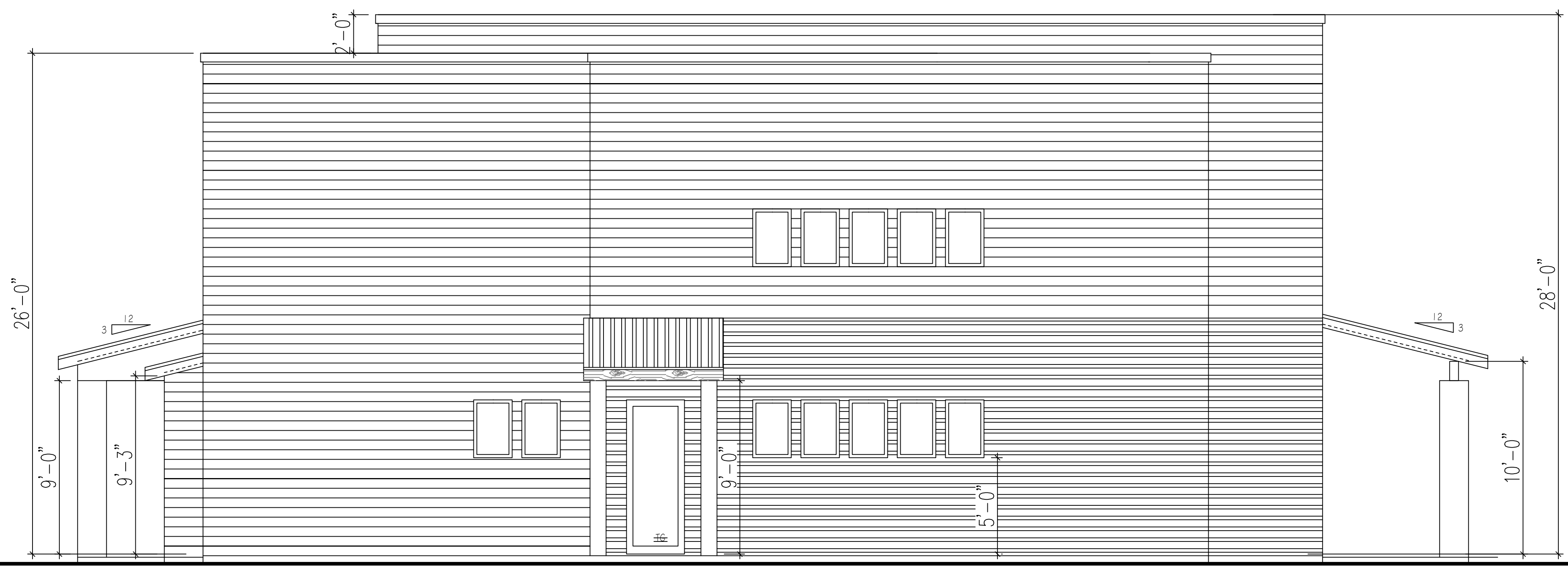
**LEFT SIDE ELEVATION**

REVISION
△
△
△
△
△
△





**REAR ELEVATION**  
SCALE: 1/4"=1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

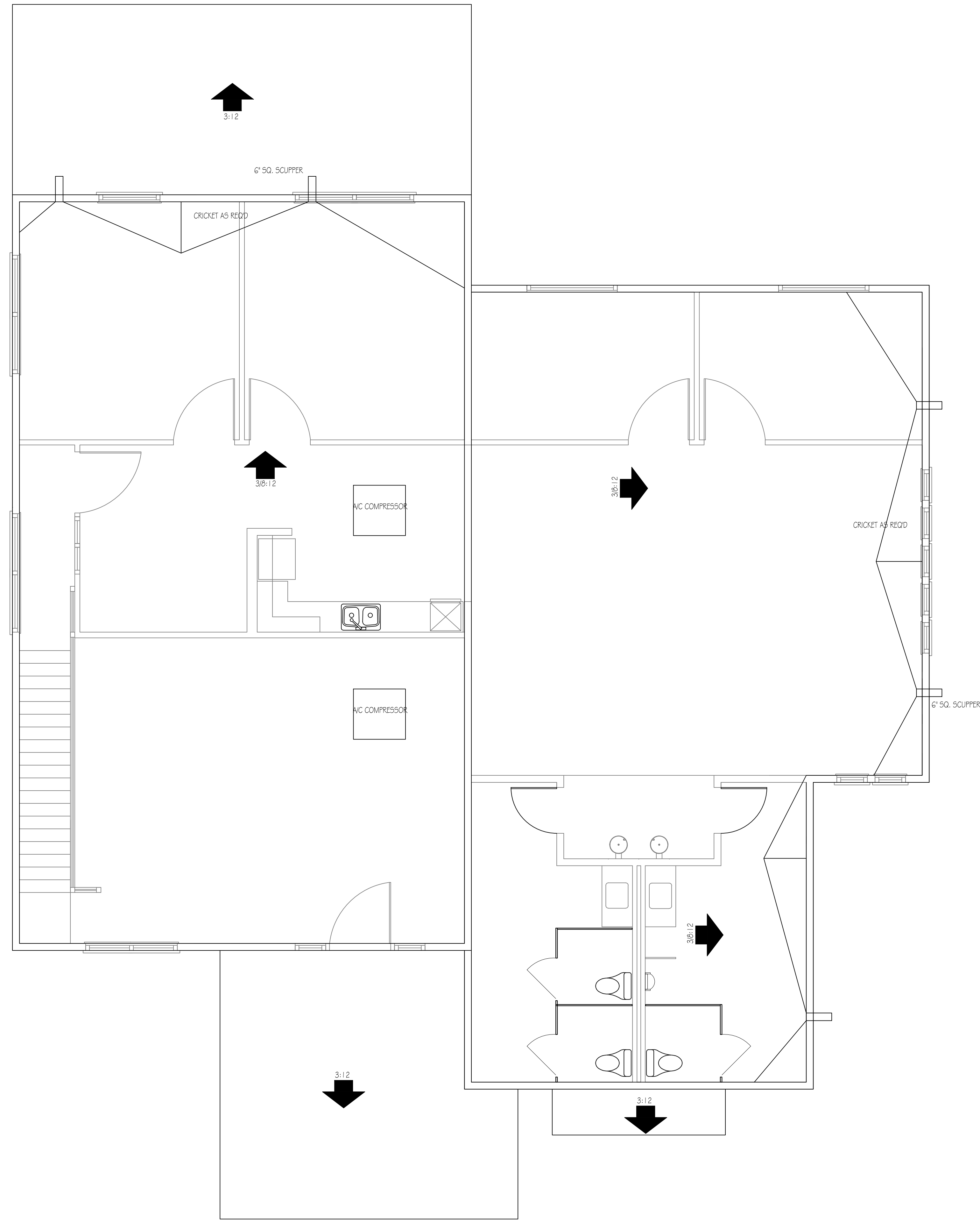
REVISION



4575N 44<sup>TH</sup> AVENUE SUITE 100  
TUCSON, ARIZONA  
85718 (520) 615-8900

**PARK PLACE**  
**SEDONA**

**A2.1**



**ROOF PLAN**  
SCALE: 1/4" = 1'-0"

**MIRAMONTE**  
HOMES, L.L.C.

2492 E. RIVER SUITE 100 TUCSON, AZ 85718 (520) 615-8900

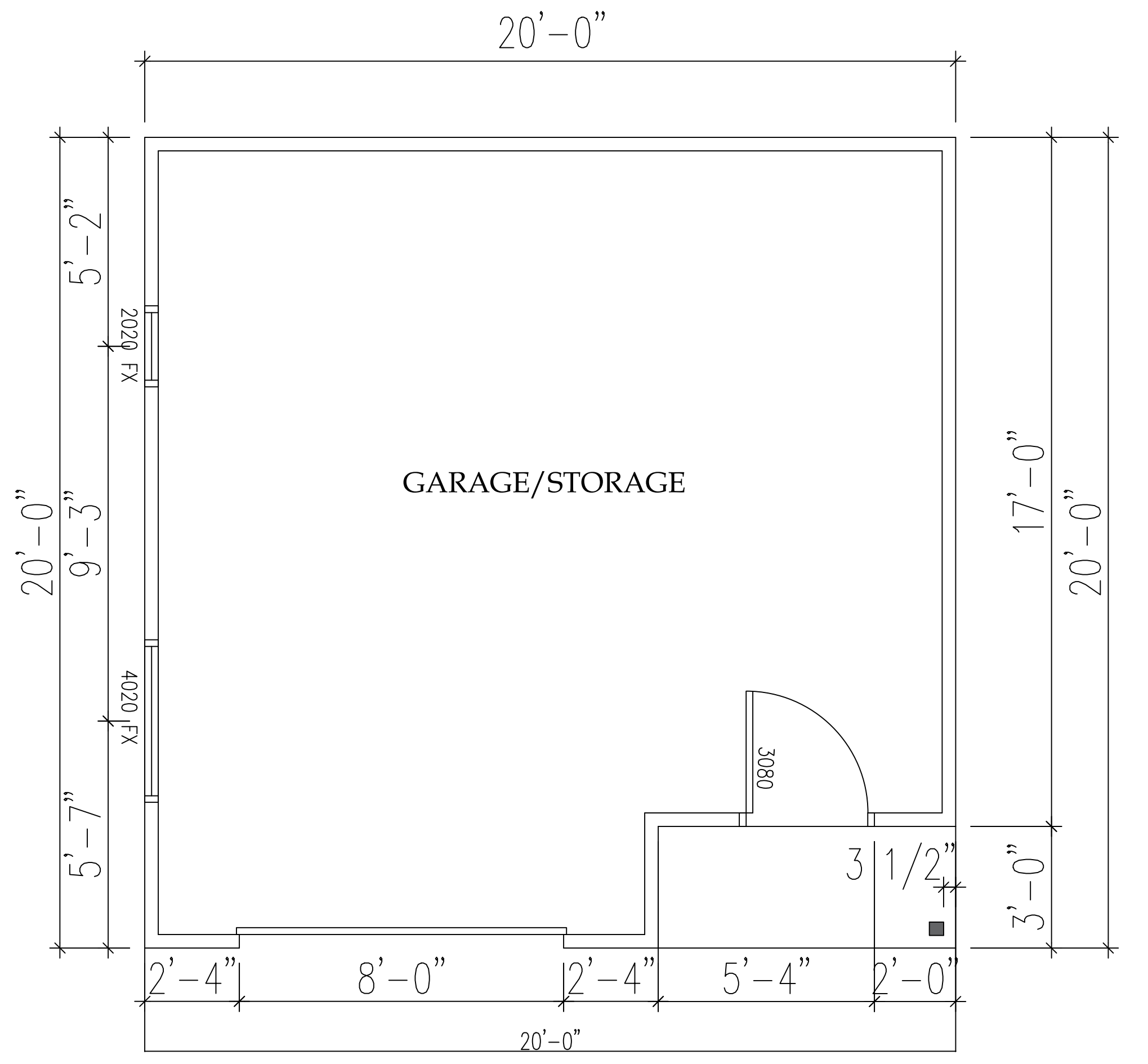
**CLUB HOUSE**  
**ROOF LAYOUT**

REVISION

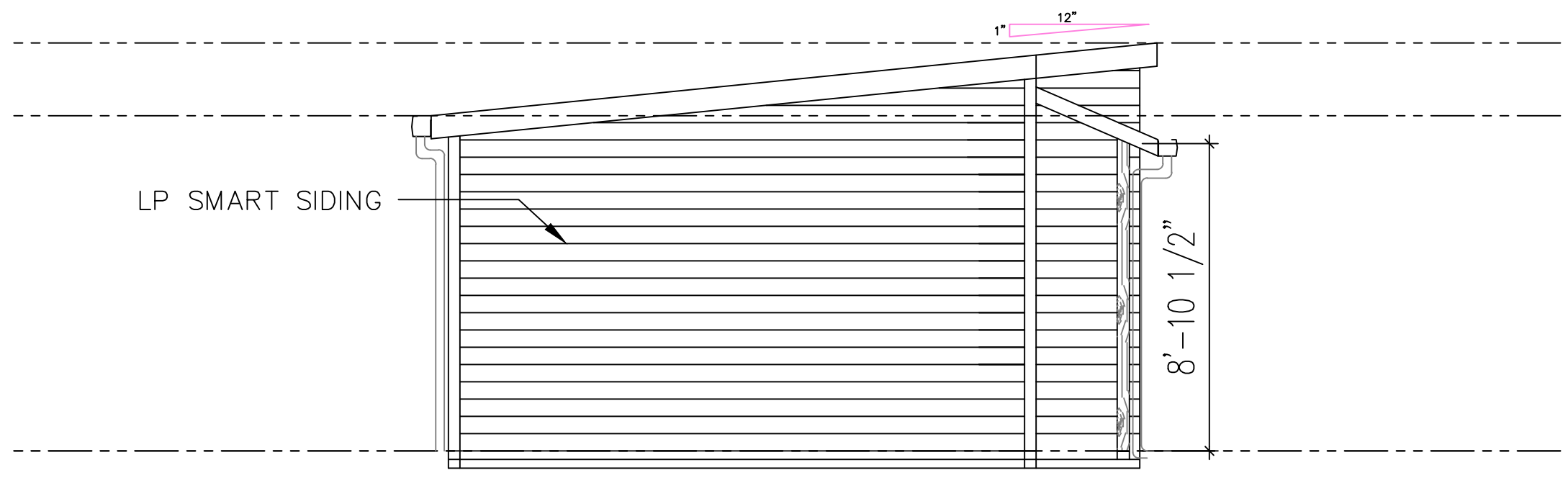


**PARK PLACE**  
**SEDONA**

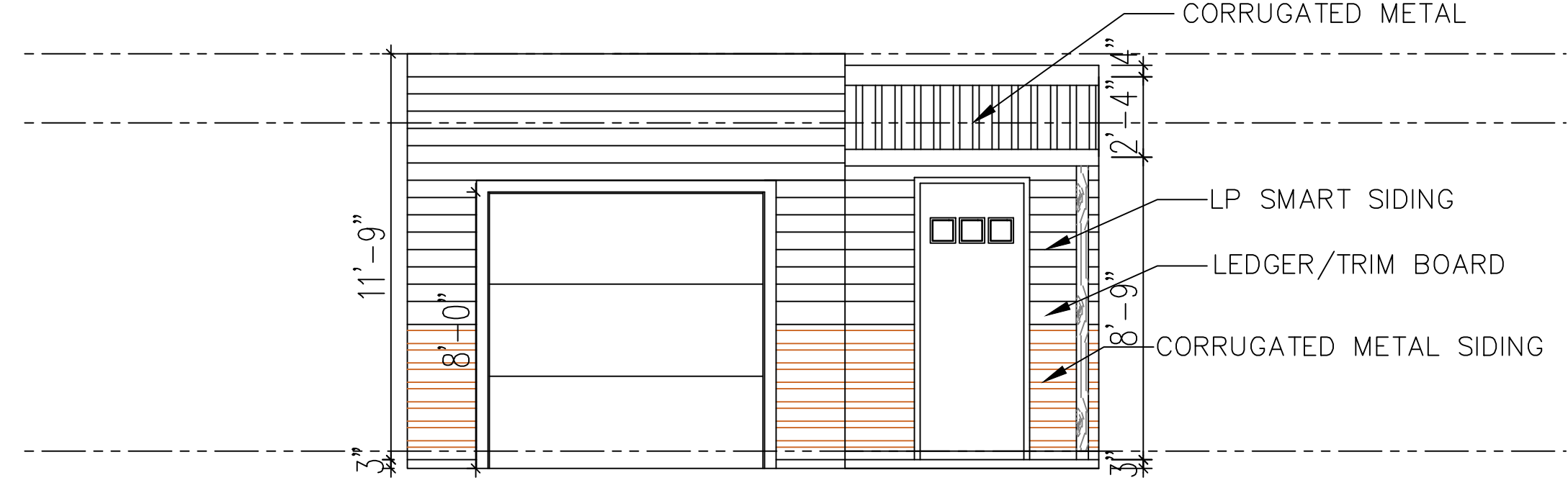
**R1.0**



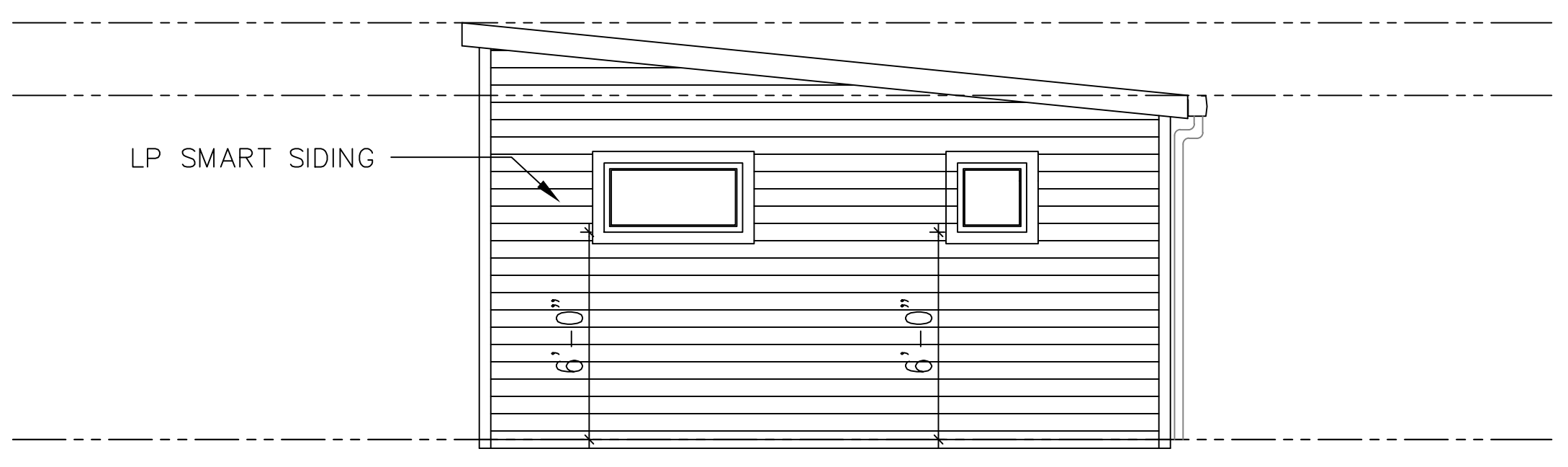
**PLAN**  
Scale 3/8" = 1'-0"



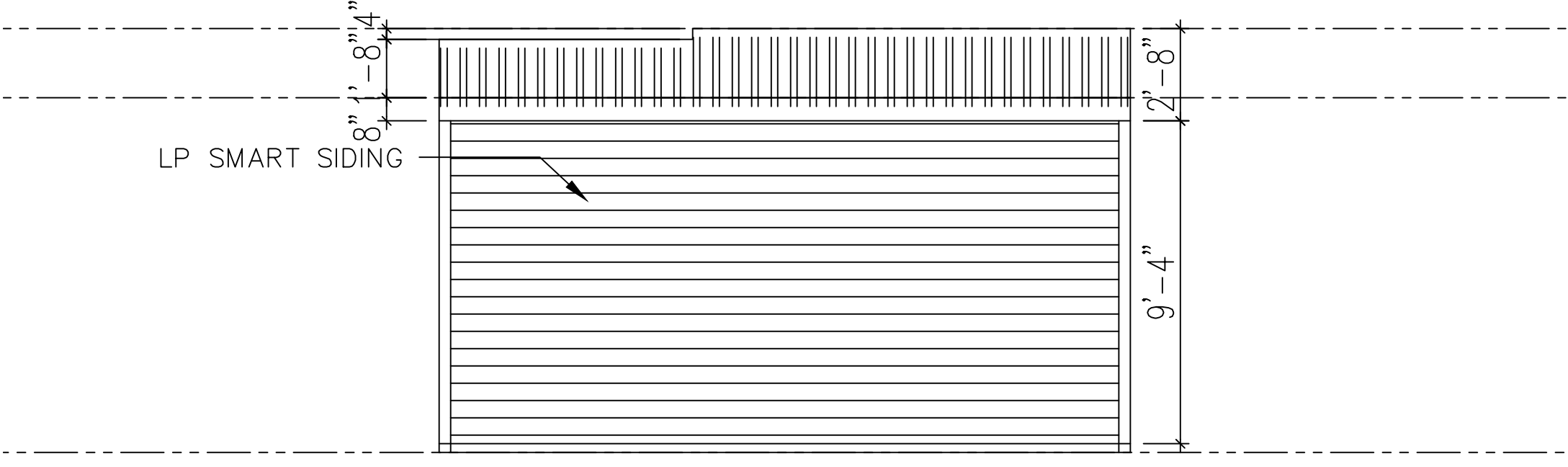
**1 RIGHT ELEVATION**  
Scale 1/4" = 1'-0"



**2 FRONT ELEVATION**  
Scale 1/4" = 1'-0"



**3 LEFT ELEVATION**  
Scale 1/4" = 1'-0"

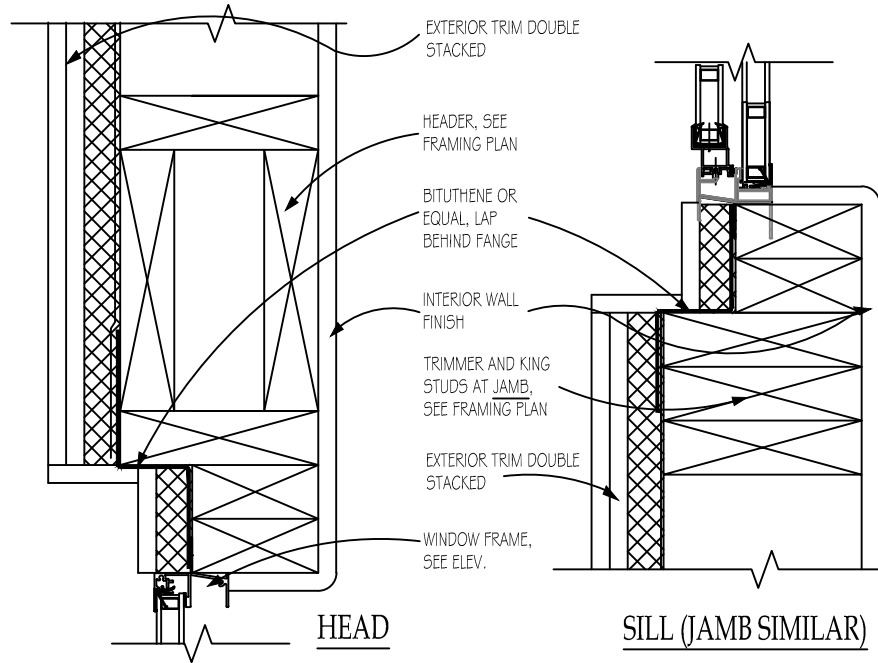


**4 BACK ELEVATION**  
Scale 1/4" = 1'-0"



Maintenance Building

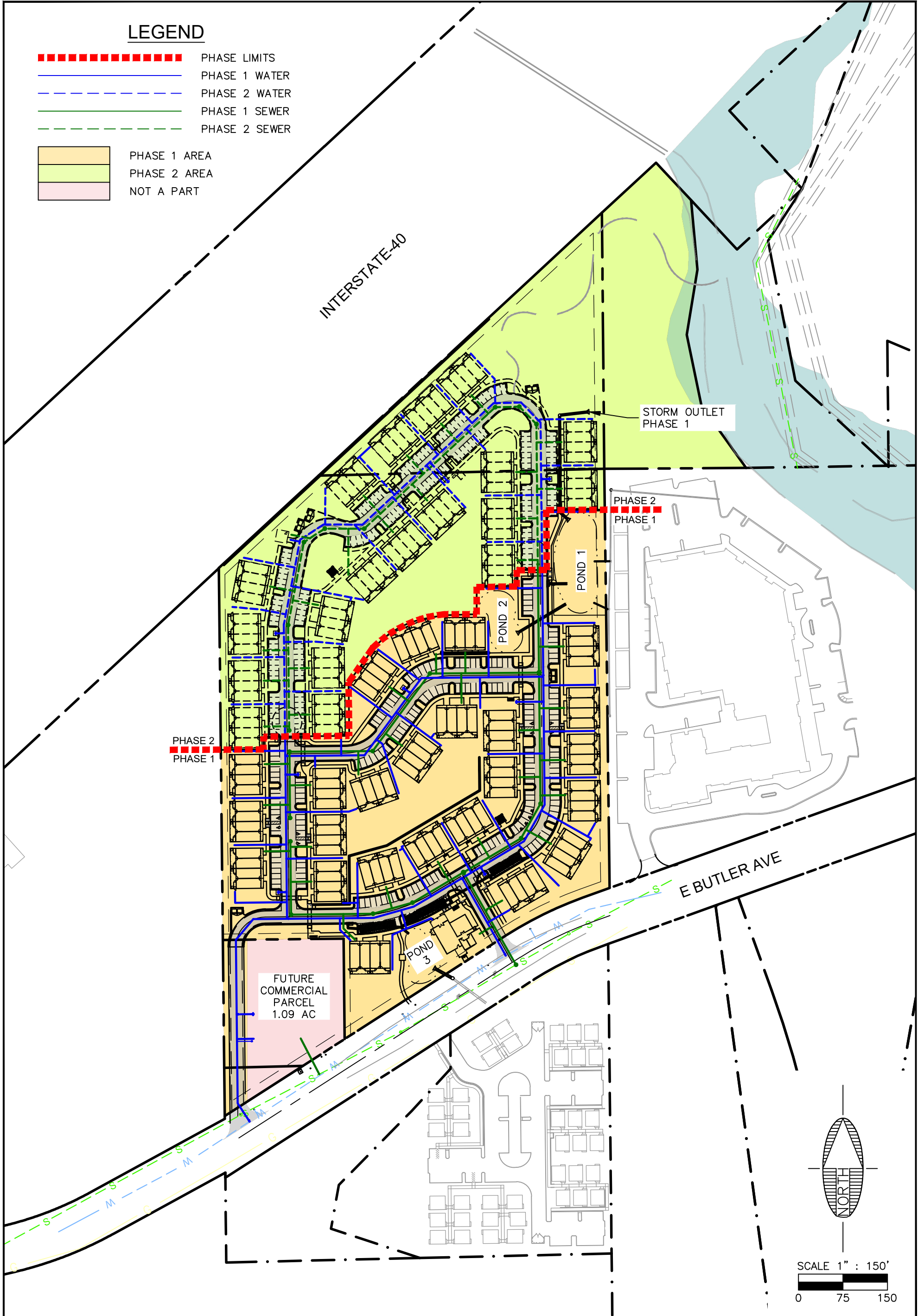
Butler Ave.  
Flagstaff, AZ



D1.0

RECESSED WINDOW DETAIL

SCALE: N.T.S.



Call at least two full working days before you begin excavation.



Dial 8-1-1 or 1-800-STAKE-IT (782-5348)



Shephard Wesnitzer, Inc.

110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax

www.swiaz.com

JOB NO: 21272  
DATE: SEP 22  
SCALE: AS SHOWN  
DRAWN: ELK  
DESIGN: ELK  
CHECKED: SJV/SCI

BUTLER MULTI-FAMILY

PHASING PLAN

FLAGSTAFF ARIZONA

SHEET

1

OF 1