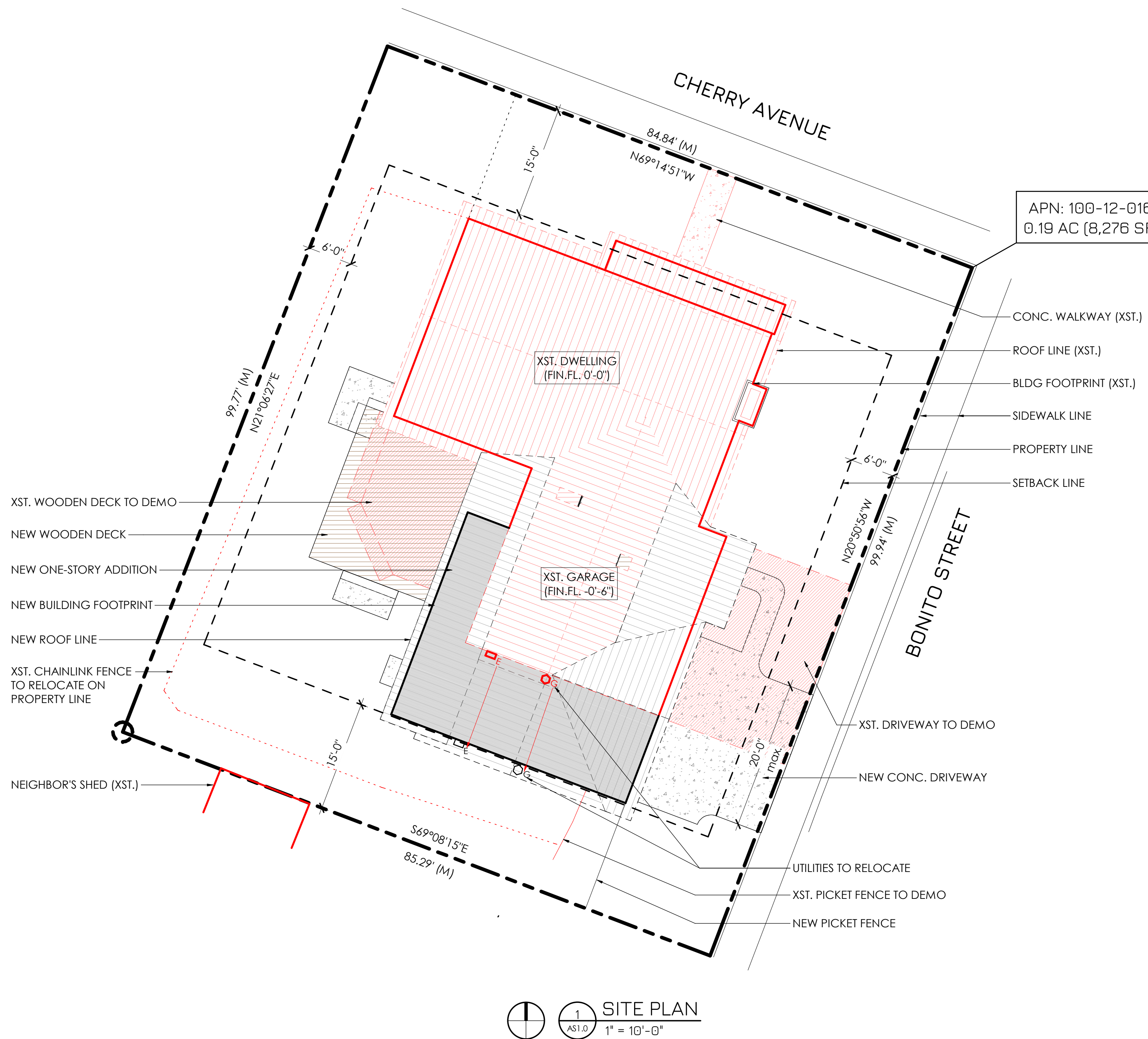




3D VIEW NEW



1 SITE PLAN
1" = 10'-0"

GENERAL NOTES

LOCATION: 601 W. CHERRY AVENUE
FLAGSTAFF, AZ 86001

APN: 100-12-016

OWNER: ERIC & AMANDA SCHIEFER-STAN
601 W. CHERRY AVENUE
FLAGSTAFF, AZ 86001

PROJECT DESCRIPTION: NEW REMODEL-ADDITION ON AN EXISTING SINGLE STORY HOME w/ ATTACHED 2-CAR GARAGE, PROVIDING A NEW DINING ROOM, FLEX ROOM, LAUNDRY-MUD ROOM & POWDER ROOM AS WELL AS A NEW COVD PATIO TO THE EAST AND AN EXPENSION OF THE BACK DECK. EXISTING BATHROOMS & KITCHEN TO BE REMODELED. EXTERIOR OF STRUCTURE TO BE SIDED w/ SYNTHETIC STUCCO, CORBELS TO BE ADDED AT GABLE ENDS, NEW 4" TRIM AROUND OPENINGS & MALPAIS STONE VENEER TO BE ADDED AT CHIMNEY & UP TO BOTTOM PATIO SLAB AS SHOWN ON ELEVATIONS. (344 SF TO BE CONVERTED FROM GARAGE TO LIVABLE, 100 SF OF NEW LIVABLE, 430 SF OF NEW GARAGE & 142 SF OF NEW DECK TO BE ADDED)

ZONING: R1N w/ TOWNSITE HISTORIC DISTRICT

LOT AREA: 0.19 AC. (8,276 SF)

MAX. LOT COVERAGE: 35%

BUILDING FOOTPRINT: 2,699 SF (2,076 SF XST. + 623 SF NEW)

SITE COVERAGE: 32.6% (25% XST. + 7.6% NEW)

SQUARE FOOTAGE

LIVABLE	
XST. LIVABLE	1331 SF
NEW LIVABLE FROM XST. GARAGE	344 SF
NEW LIVABLE	100 SF
	1775 SF
NON-LIVABLE GARAGE	
XST. REMAINING GARAGE	298 SF
NEW GARAGE	430 SF
	728 SF
NON-LIVABLE OUTDOOR	
XST. COVD PATIO	103 SF
NEW COVD PATIO	40 SF
XST. REMAINING DECK	254 SF
NEW COVD DECK FROM XST. DECK	52 SF
NEW DECK	142 SF
	591 SF

SITE PLAN NOTES

- ALL BOUNDARIES & EASEMENTS SHOWN ARE BASED ON COCONINO COUNTY, CITY OF FLAGSTAFF GIS SITES & A PROFESSIONAL SURVEY.
- PHOTOVOLTAIC SYSTEM PERMITS BY OTHERS
- NEW WATER DISTRIBUTION PIPING MATERIAL SHALL BE TYPE L COPPER MIN.
- NEW WATER LINES IN UN-CONDITIONED SPACE REQUIRE ADEQUATE PROVISIONS AND WILL BE MADE TO PROTECT SUCH PIPE FROM FREEZING.
- NEW WATER THROUGH CONCRETE OR MASONRY SHALL BE HARD SLEEVED. THE ANNULAR SPACES ARE TO BE FILLED OR TIGHTLY CAULKED, FIRE CAULKED IN FIRE-RATED ASSEMBLIES.
- NEW EXTERIOR WATER LINES SHALL BE INSTALLED A MIN. DEPTH OF 36".
- NEW GAS SERVICE ENTRANCE PIPING SHALL EMERGE OUT OF GROUND BEFORE ENTERING ANY FOUNDATION WALL OF BASEMENT OR CRAWL SPACE. GAS PIPING SHALL NOT BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE.
- ALL NEW STRUCTURES SERVED BY GAS SHALL HAVE AN APPROVED EXTERIOR BALL VALVE GAS SHUTOFF ON THE PIPING, LOCATED OUTSIDE AND ADJACENT TO THE BUILDING NEAR WHERE THE PIPING ENTERS INTO THE BUILDING. ON DISCHARGE SIDE OF THIS GAS SHUTOFF VALVE, AN ISOLATING TYPE UNION SHALL BE INSTALLED.
- CONTRACTOR IS REQUIRED TO CONTROL EROSION, SEDIMENT, DEBRIS, & WASTE DURING CONSTRUCTION.
- NO DRAINAGE OR RUN-OFF WILL BE DIVERTED TO ADJACENT PROPERTIES.
- WHEN FEASIBLE, SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW THE INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRICAL INSTALLATION AND SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC".
- AT LEAST ONE REQUIRED GARAGE RECEPTACLE SHALL BE A 208/240-VOLT INDIVIDUAL BRANCH CIRCUIT FOR PURPOSES OF ELECTRIC VEHICLE (EV) CHARGING. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL PROVIDE A 50-AMPERE MIN. DEDICATED BRANCH CIRCUIT AND A BRANCH CIRCUIT OVERCURRENT DEVICE. ELECTRIC VEHICLE SUPPLY EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH 2017-NFPA 70/NEC



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REMODEL & ADDITION FOR
SCHIEFER-STAN RESIDENCE
601 W CHERRY AVE
FLAGSTAFF, ARIZONA 86001

HPC REVIEW

PROJECT NUMBER:

2401

DATE:

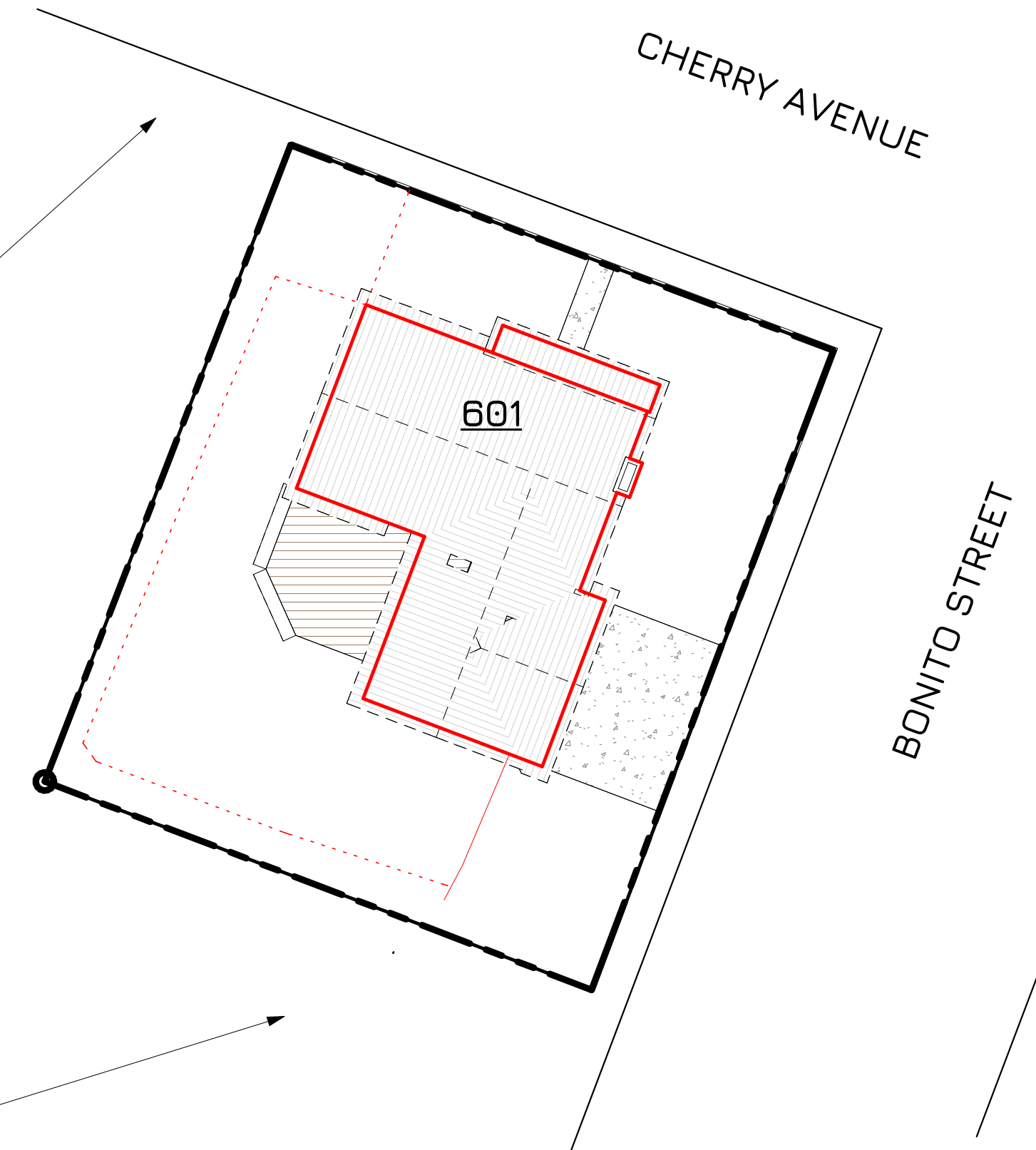
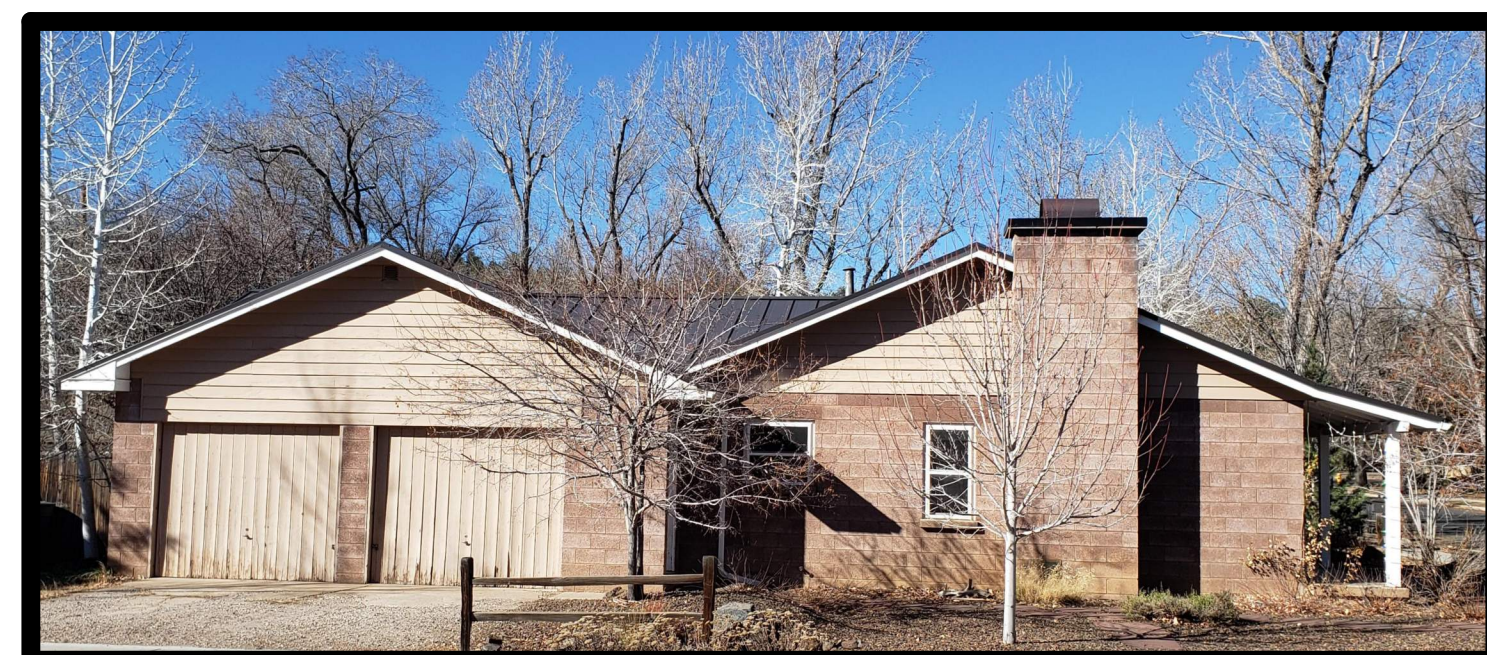
FEBRUARY 26, 2024

SHEET:

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SITE PLAN

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601 W. CHERRY AVENUE

Architectural Design Studio

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SITE PLAN
NEIGHBOR'S HOUSES

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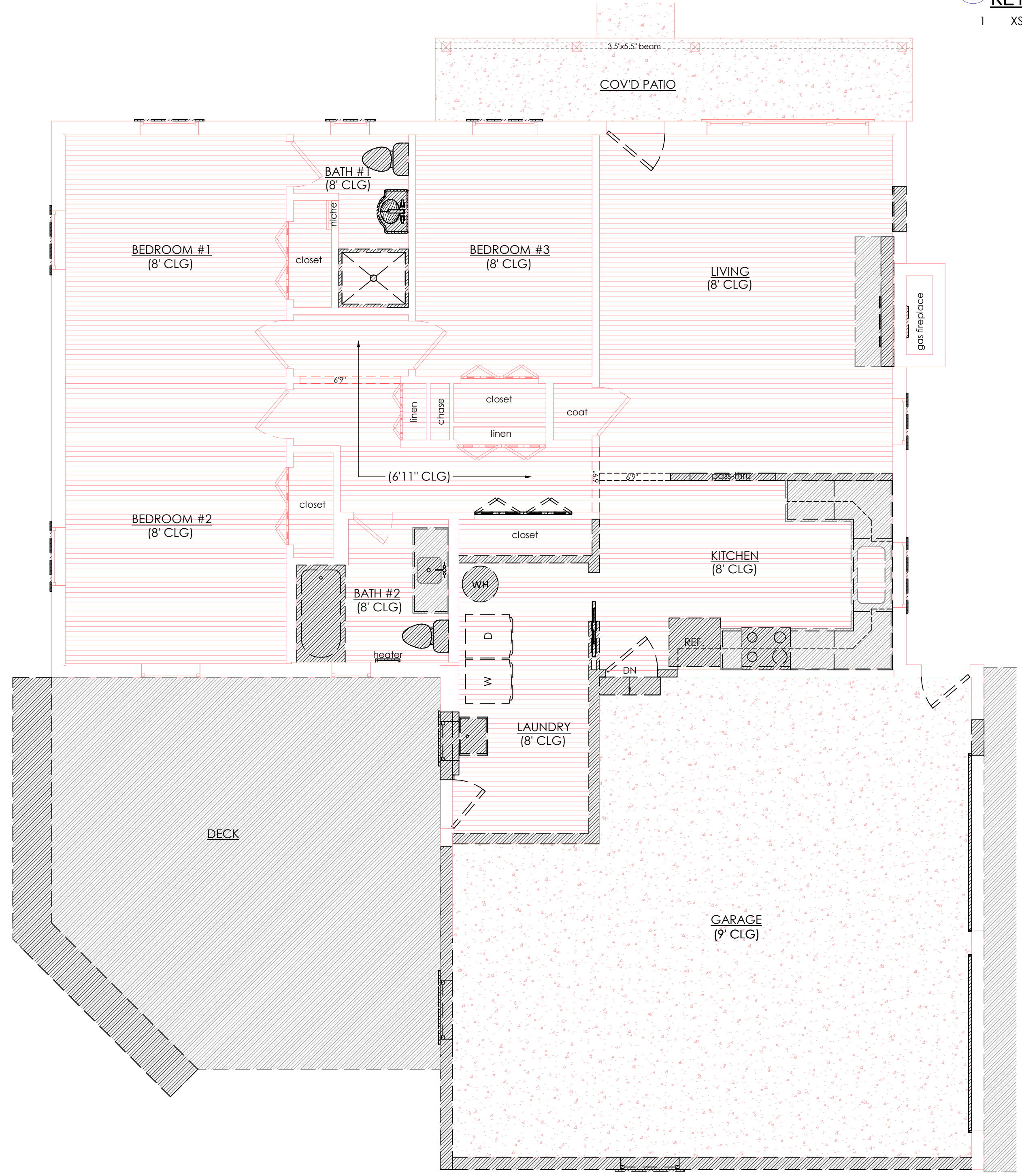
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DEMO & NEW FLOOR PLANS

KEYNOTES - LOWER FL. PL.
 1 XST. ATTIC ACCESS



1 DEMO FLOOR PLAN
 1/4" = 1'-0"

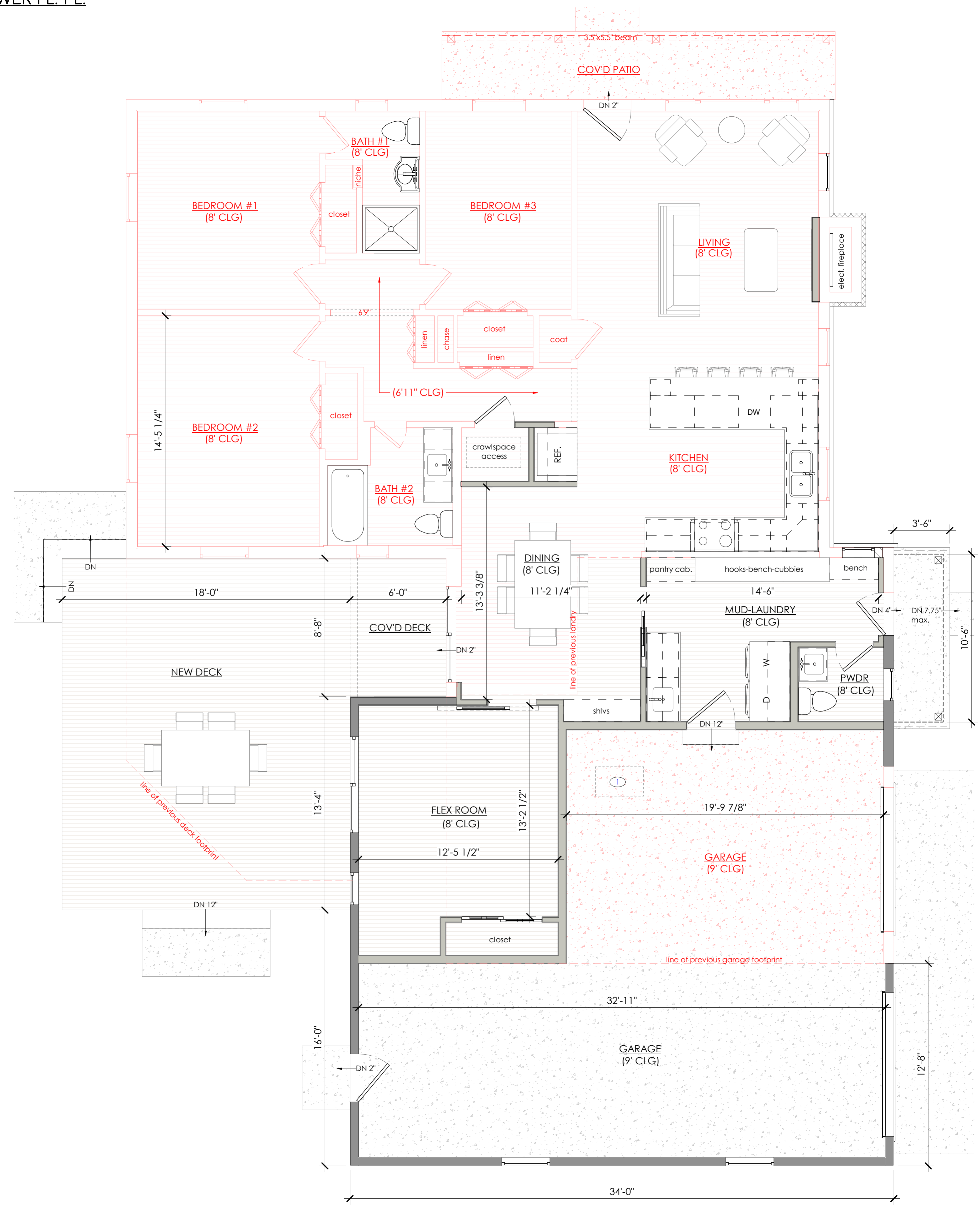
FLOOR PLAN LEGEND

	FULL HEIGHT EXTERIOR 2x6 WOOD STUD WALL, REF. STRUCT. DWG'S. TYP.
	FULL HEIGHT INTERIOR 2x6 OR 2x4 WOOD STUD WALL, REF. STRUCT. DWG'S. TYP.
	PARTIAL HEIGHT 2x4, 2x6 WOOD STUD WALL, REF. STRUCT. DWG'S. TYP.
	EXIST. FEATURES TO REMAIN
	EXIST. FEATURES TO BE DEMOLISHED
	FEATURES ABOVE
	WOOD COLUMN, REF. STRUCT. DWG'S. TYP.
	TEMPERED GLASS

- FLOOR PLAN NOTES**
- REF. STRUCT. DWG'S. FOR ALL HEADERS, BEAM SIZES & CONNECTORS, TYP.
 - DIMENSIONS FROM EXT. WALL START FROM EXT. FACE OF EXT. SHEATHING, ALIGN W/ EXT. FACE OF STEM WALL.
 - COORDINATE W/ OWNER FOR DESIGN OF ALL BUILT-INS, TYP.
 - CONTRACTOR SHALL CONTACT DESIGNER PRIOR TO CONSTRUCTION IF DISCREPANCY OCCURS W/ DIMENSIONS.
 - RUN CONTINUOUS MOISTURE RESISTANT 1/2" GYP. BD. BEHIND SHOWER & TUB o/ INSIDE FACE OF EXTERIOR WALL.
 - RUN CONTINUOUS VAPOR BARRIER, TYVEK or SIM. BEHIND FIREPLACE ON INSIDE FACE OF EXTERIOR WALL.
 - PROVIDE WATER HAMMER ARRESTORS AT ALL QUICK CLOSING VALVES SUCH AS DISHWASHER, ICE MAKER, WASHING MACHINE...
 - IF NO DIMENSIONS ARE SHOWN FOR INT. DOORS, LOCATE TO BE CENTERED IN PLACE.

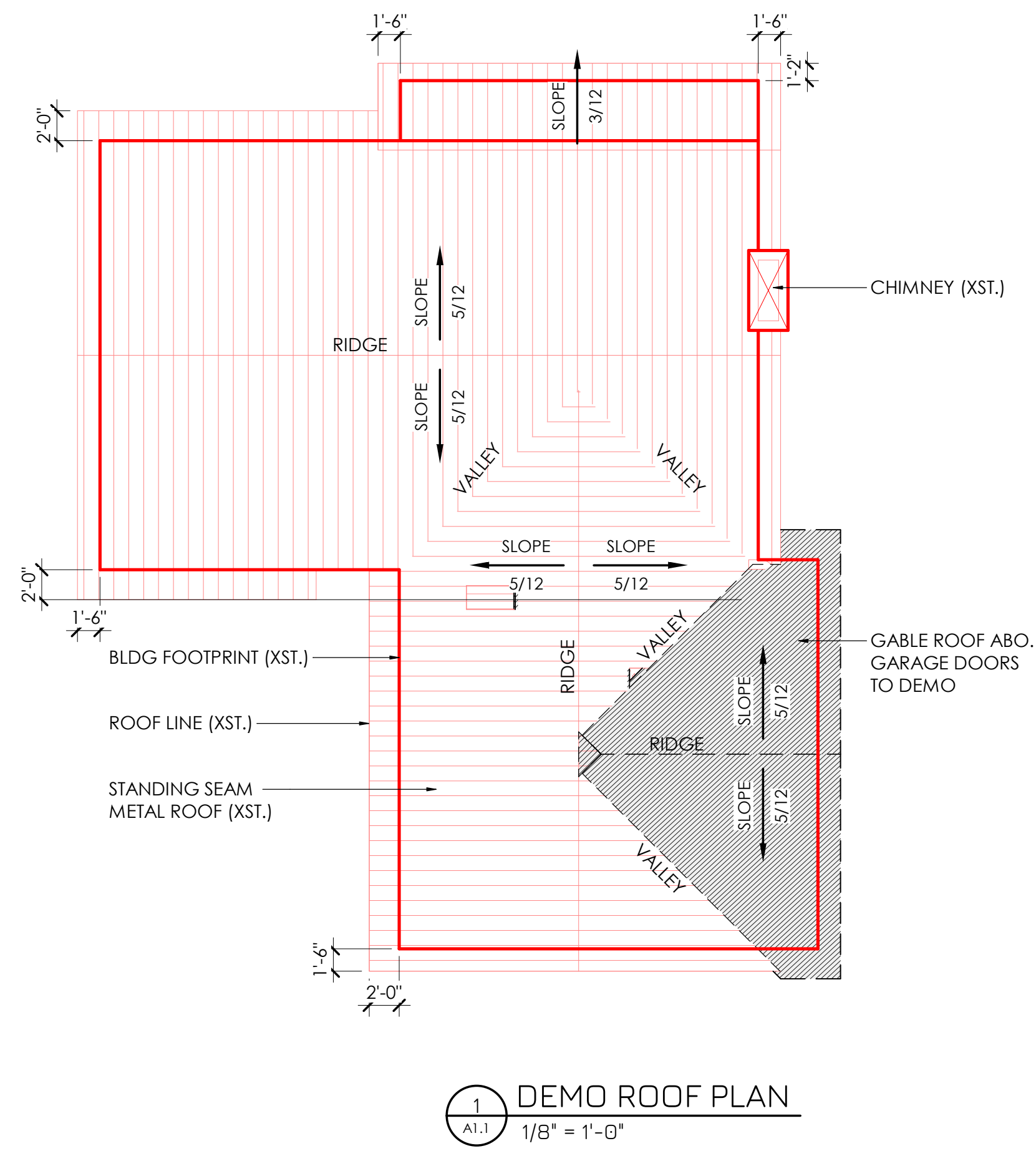
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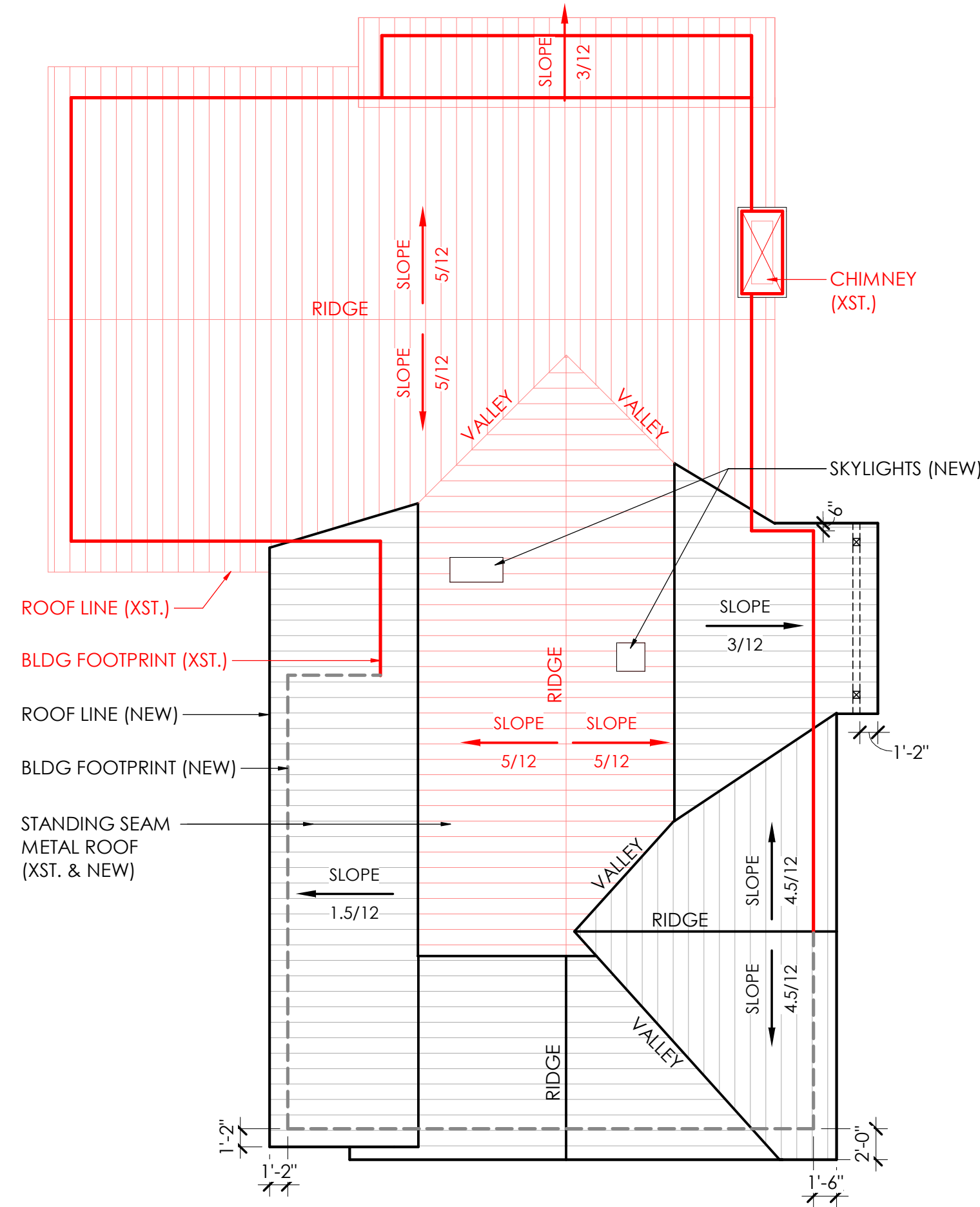


2 NEW FLOOR PLAN
 1/4" = 1'-0"

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1 DEMO ROOF PLAN
1/8" = 1'-0"

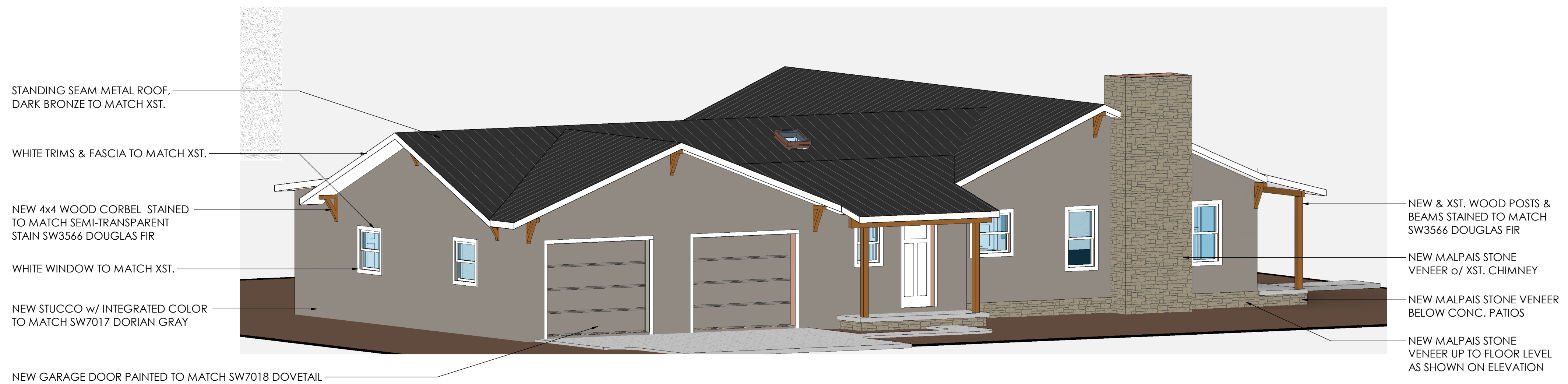


2 NEW ROOF PLAN
1/8" = 1'-0"

ROOF PLAN NOTES

1. ALL XST. OVERHANG TO BE VERIFIED BY CONTRACTOR
2. ALL XST. ROOF PITCH TO BE VERIFIED BY CONTRACTOR
3. PROVIDE FIRE RESISTIVE UNDERLAYMENT UNDER METAL ROOF.
4. PROVIDE ICE & WATER SHIELD @ OVERHANGS TO 24" INSIDE EXTERIOR WALLS AND ALL RIDGES & VALLEYS.
5. PROVIDE GUTTER & DOWNSPOUTS. COORDINATE w/ OWNER FOR FINAL DESIGN AND LOCATION OF DOWNSPOUTS.

EXTERIOR COLOR PALETTE



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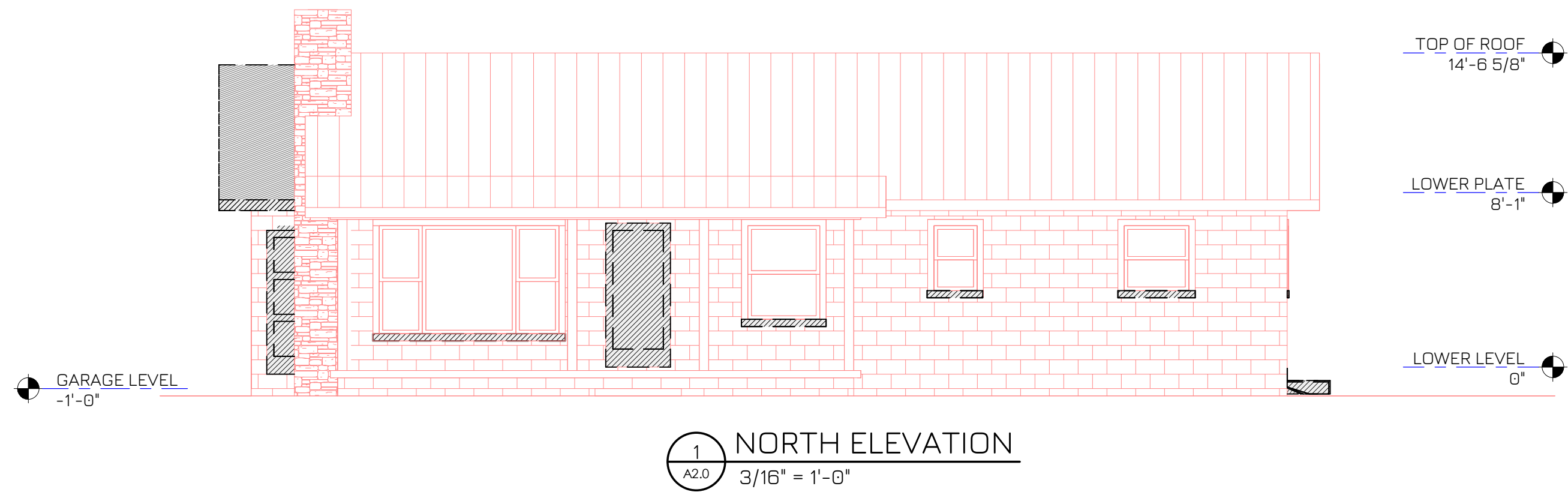
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SHEET:	A1.1

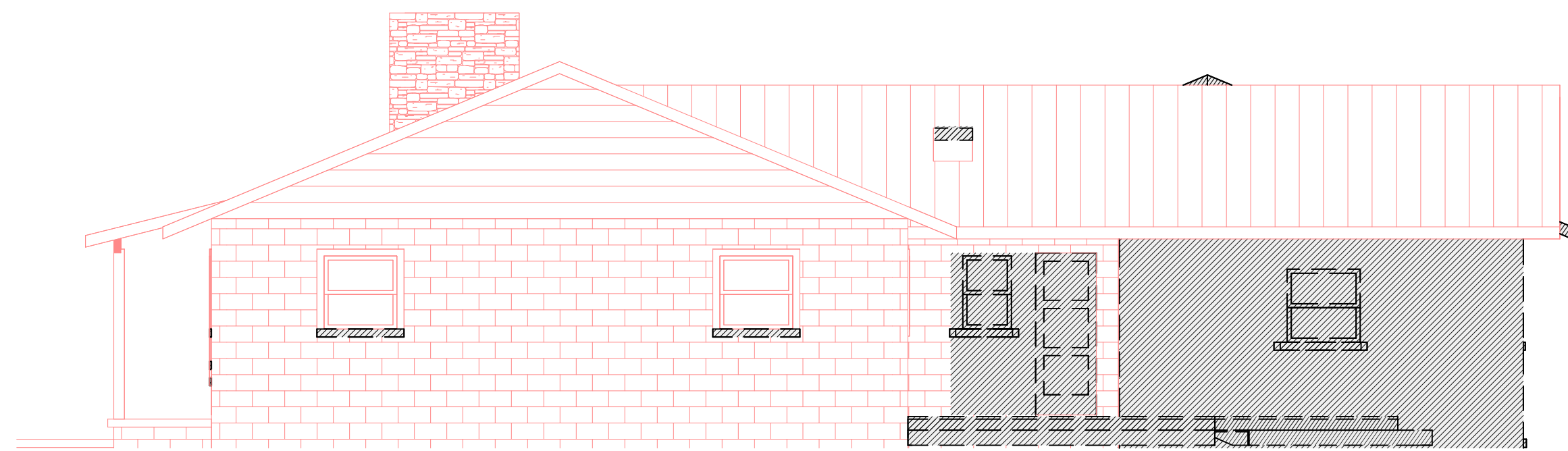
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 DEMO & NEW ROOF
 PLANS & EXT. COLOR
 PALETTE

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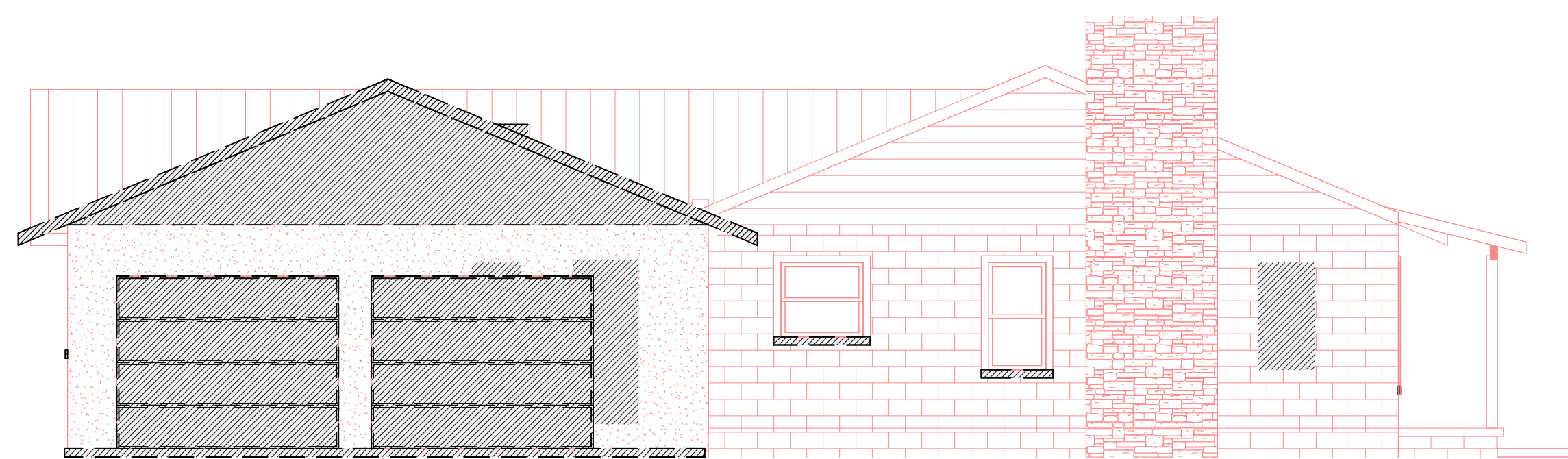
XST. & DEMO ELEVATIONS



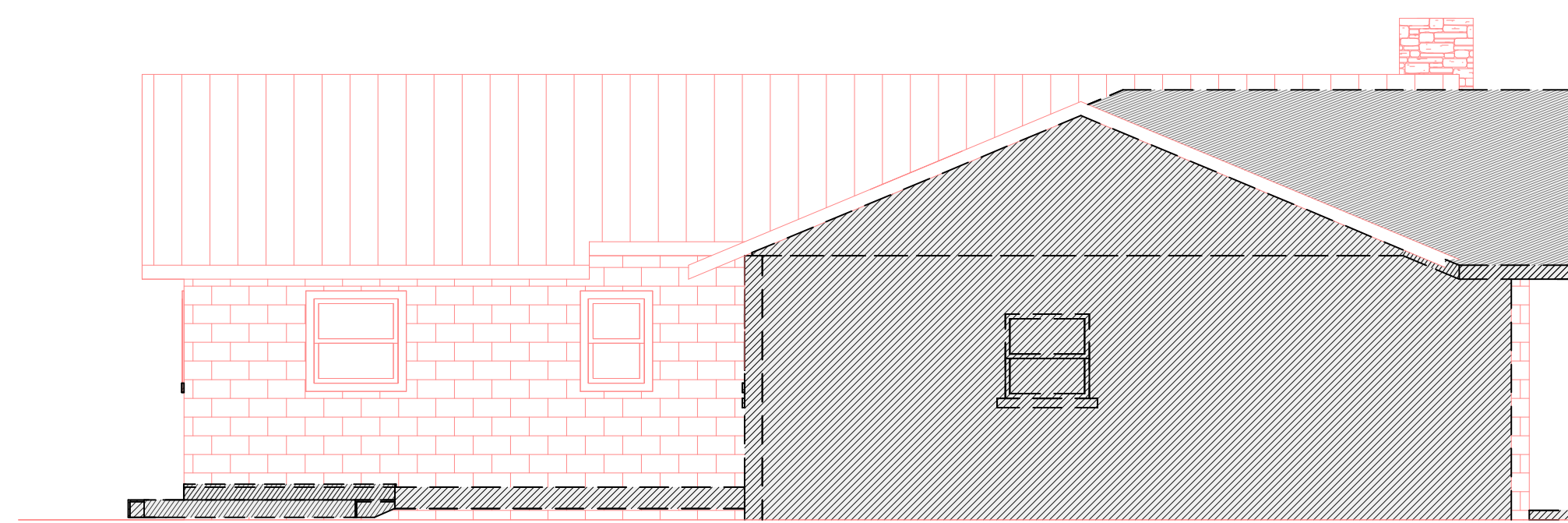
1 NORTH ELEVATION
A2.0 3/16" = 1'-0"



2 WEST ELEVATION
A2.0 3/16" = 1'-0"

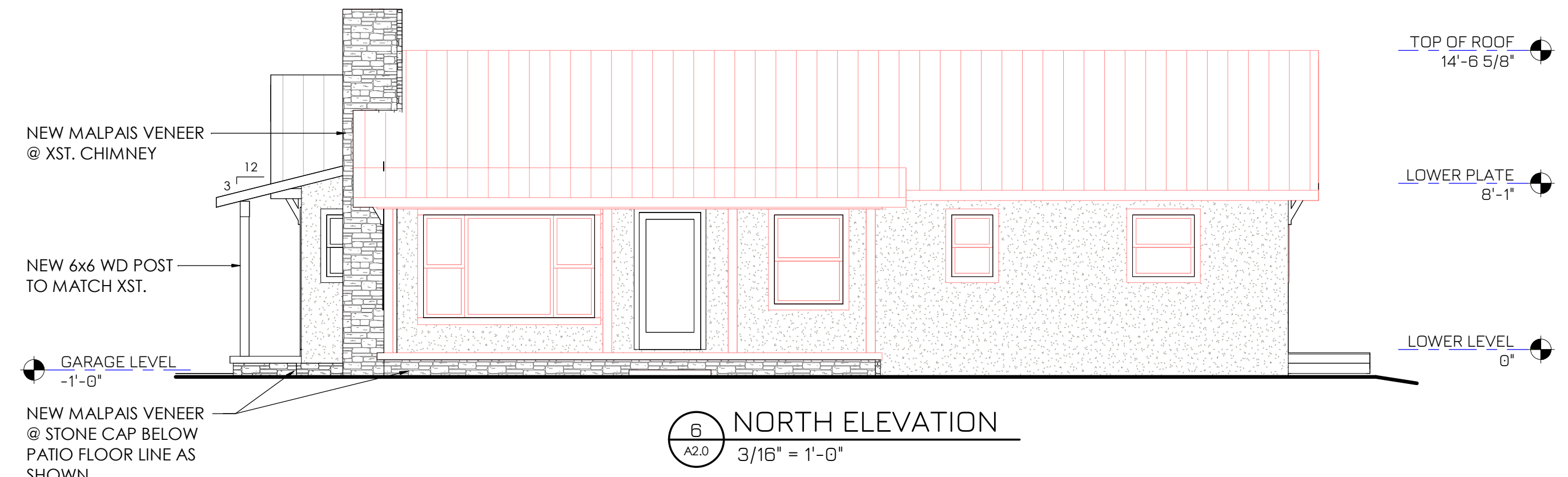


3 EAST ELEVATION
A2.0 3/16" = 1'-0"

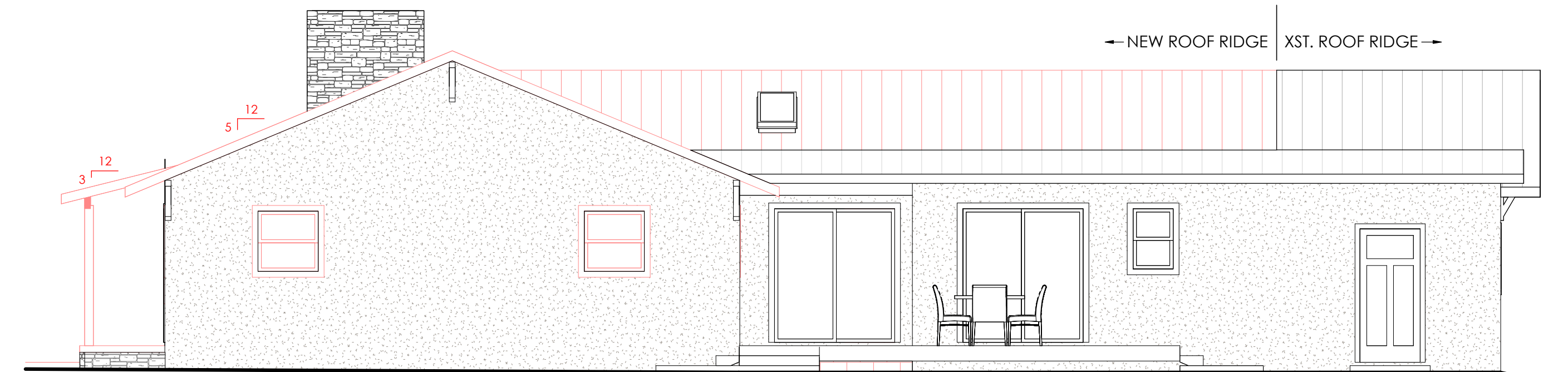


4 SOUTH ELEVATION
A2.0 3/16" = 1'-0"

XST. & NEW ELEVATIONS



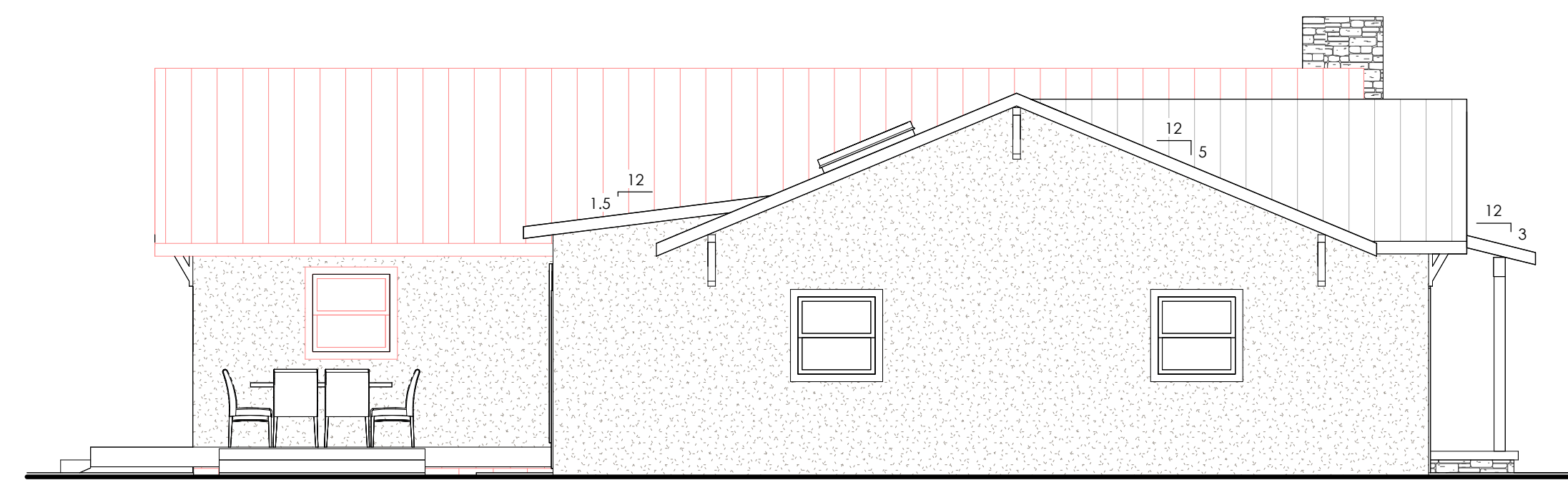
6 NORTH ELEVATION
A2.0 3/16" = 1'-0"



7 WEST ELEVATION
A2.0 3/16" = 1'-0"



8 EAST ELEVATION
A2.0 3/16" = 1'-0"



9 SOUTH ELEVATION
A2.0 3/16" = 1'-0"



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