

SITE PLAN LEGEND

- E.T.R. PROPERTY CORNER
- E.T.R. POWER POLE
- E.T.R. ELECTRIC SERVICE ENTRANCE
- E.T.R. WATER METER
- E.T.R. GAS METER
- E.T.R. SEWER MANHOLE
- E.T.R. SEWER CLEANOUT
- PROPOSED ELECTRIC SERVICE ENTRANCE
- PROPOSED WATER METER
- PROPOSED GAS METER
- E.T.R. FENCE
- E.T.R. GAS LINE
- E.T.R. WATER LINE
- E.T.R. SEWER LINE
- E.T.R. OVERHEAD ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED OVERHEAD ELECTRIC LINE

SITE PLAN NOTES

1. E.T.R. TRIPLEX STRUCTURE
2. E.T.R. COVERED CONCRETE PATIO
3. E.T.R. DECK
4. EXISTING EXTR. STAIRS TO UPPER LEVEL
5. E.T.R. TREES
6. EXISTING TREES TO BE DEMOLISHED
7. PROPOSED ADDITION STRUCTURE. CONNECT TO EXISTING STRUCTURE WITH COVERED WALKWAY
8. PROPOSED CONCRETE PATIO
9. L.I.D. BIOSWALE FOR DRAINAGE
10. PROPOSED GRAVEL PARKING SPACES. V.I.F. IF EXISTING STAIR POST CONFLICTS WITH PROPOSED PARKING. IF SO, MOVE PER NOTE 12. DELINEATE PARKING SPOT BOUNDARIES AT SPOTS 4 & 5 TO ENSURE NO PARKING IN THE ALLEY. SEE SHEET A0.0 FOR CALCULATION
11. PROPOSED COMMON SPACE. SEE SHEET A0.0 FOR CALCULATION
12. PROPOSED MODIFIED POST AND BEAM FOR E.T.R. STAIRS
13. PROPOSED (2) BICYCLE PARKING SPOTS SEE SHEET A0.0 FOR CALCULATION
14. E.T.R. ADJACENT SHORT-TERM RENTAL BUILDING W/ SAME OWNER AS SUBJECT PARCEL
15. E.T.R. GARAGE STRUCTURE
16. E.T.R. ADJACENT BUILDING
17. E.T.R. SHARED YARD
18. E.T.R. TRASH & RECYCLING BINS
19. PROPOSED TRASH & RECYCLING BINS FOR ADDITION
20. PROPOSED RAINWATER HARVESTING BARREL

STORMWATER

STORMWATER STATEMENT
 A WAIVER IS REQUESTED FOR LID AND DETENTION BASED ON THE MINOR INCREASES IN TOTAL SITE IMPERVIOUS AREA LESS THAN 5,000 SF AND SUFFICIENT DOWNSTREAM CAPACITY. ON THE ADDITION, STORMWATER WILL BE HANDLED USING RAINGUTTERS ATTACHED TO DOWNSPOUTS THAT TERMINATE IN LANDSCAPE AREAS & A RAINWATER HARVESTING BARREL. A LID BIOSWALE IS PROPOSED BETWEEN THE E.T.R. STRUCTURE AND THE PROPOSED ADDITION. WHERE NOT AFFECTED BY THE WORK, SURFACE DRAINAGE WILL REMAIN AS EXISTING. THE PARKING AREAS SHOWN ARE LOCATED IN AREAS OF THE SITE THAT ARE ALREADY PARTIALLY COVERED IN GRAVEL.

IMPERVIOUS SURFACE CALCULATION

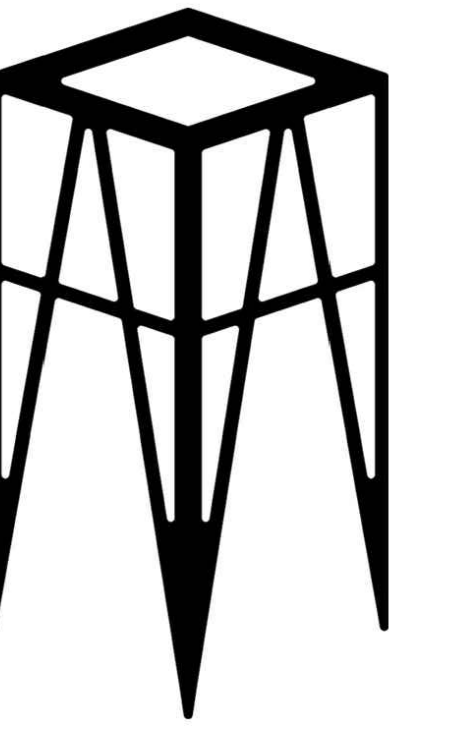
E.T.R. IMPERVIOUS SF	
E.T.R. STRUCTURE MAIN LEVEL:	1,343 SF
E.T.R. FRONT COVERED PATIO:	324 SF
E.T.R. EXTR. STAIR:	91 SF
E.T.R. EXTR. DECK:	242 SF
E.T.R. FRONT WALKWAY & STEPS:	118 SF
E.T.R. GRAVEL PARKING:	569 SF
TOTAL E.T.R. IMPERVIOUS SURFACE:	2,687 SF

PROPOSED IMPERVIOUS SF	
PROPOSED ADDITION FOOTPRINT:	1,411 SF
PROPOSED WALKWAY & PATIOS:	171 SF
ADDITIONAL GRAVEL PARKING:	778 SF
TOTAL PROPOSED IMPERVIOUS SURFACE:	2,360 SF

TOTAL IMPERVIOUS SURFACE:	5,047 SF
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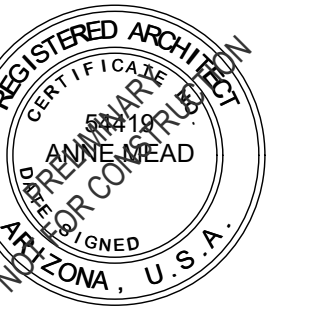
ODEM RESIDENCE 15 N PARK STREET FLAGSTAFF, AZ

UPDESIGN
studio



ARCHITECTURE
FLAGSTAFF, ARIZONA

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 304 S. ELDEN STREET STE 3
 FLAGSTAFF, ARIZONA 86001



APN : 100-23-005

SITE PLAN REVIEW	08-09-2024
SCHEMATIC DESIGN 2.0	07-29-2024
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SCHEMATIC DESIGN 1.0	03-08-2024

DESCRIPTION DATE

PROJECT NO 24_003

ODEM RESIDENCE 15 N PARK STREET FLAGSTAFF, AZ

SHEET TITLE:

SITE PLAN &
PROJECT DATA

A0.0

PROJECT DIRECTORY

ARCHITECT
 UPDESIGN STUDIO
 ANNE M. MEAD AIA, RA 54419
 304 S. ELDEN ST. SUITE 3
 FLAGSTAFF, AZ 86001
 520-780-8746

CIVIL ENGINEER
 CD&E, INC.
 618 E ROUTE 66
 FLAGSTAFF, AZ 86001
 928-522-9287

PARCEL / BUILDING OWNER
 ODEM WILBERT T JR FAMILY
 REVOCABLE TRUST DTD 05-08-23
 CONTACT: WILLIE ODEM
 15 N PARK STREET
 FLAGSTAFF, AZ 86001

STRUCTURAL ENGINEER
 T.B.D.

CONTRACTOR
 T.B.D.

PARCEL PROFILE

APN: 100-23-005
 ADDRESS: 15 N PARK STREET
 FLAGSTAFF, AZ 86001
 SUBDIVISION: FLAGSTAFF TOWNSITE
 ZONING: HIGH DENSITY RESIDENTIAL (HR)
 SETBACKS: FRONT: 10' OR 15' ABOVE SECOND FLR.
 INT. SIDE: 5'
 STREET SIDE: 5'
 REAR: 15'
 FLOOD ZONE: ZONE X (SHADED) 0.2 ANNUAL PERCENT
 CHANCE FLOOD HAZARD
 CLIMATE ZONE: 5B
 LIGHTING ZONE: ZONE II
 OVERLAY ZONE: FLAGSTAFF TOWNSITE OVERLAY (TOZ)
 HISTORIC ZONE: FLAGSTAFF TOWNSITE HISTORIC RESIDENTIAL DISTRICT
 MAX. HEIGHT: 25'-0" (TOWNSITE)
 E.T.R. S.F.D. HEIGHT: 22'-11" ABOVE EXIST. NATURAL GRADE
 PROPOSED HEIGHT: 22'-1" ABOVE EXIST. NATURAL GRADE
 E.T.R. STRUCTURE: CONSTRUCTED IN 1916 (ACCORDING TO NAT. HISTORIC REGISTER)

PROJECT DATA

EXISTING USE: DWELLING, MULTIPLE-FAMILY (RESIDENTIAL TRIPLEX)
 PROPOSED USE: DWELLING, MULTIPLE-FAMILY (RESIDENTIAL TRIPLEX)
 OCCUPANCY: R-3
 CONSTRUCTION TYPE: 5B
 STORIES: 2 (E.T.R.)
 DENSITY: 10-29 UNITS PER ACRE
 X 0.2 ACRES = 2-5.8 UNITS
 PROPOSED DENSITY: 3 UNITS
 GAS SERVICE: UTILITY
 ELECTRICAL SERVICE: UTILITY
 WATER SUPPLY: CITY
 FIRE PROTECTION: NO SPRINKLERS
 EXTERIOR LIGHTING: TO BE APPROVED AT BUILDING PERMIT
 PARKING: 1 BEDROOM PER UNIT: 1.5 SPACES
 2-3 BEDROOMS PER UNIT: 2.0 SPACES
 GUEST PARKING: .25 SPACES PER EACH 2 BEDROOM UNIT
 1.5+2+2+.5= 6
 PARKING REDUCTION OF UP TO 10 PERCENT FOR ANY USE WITHIN 1,320 FEET OF PERMANENT TRANSIT STOP: -.6 SPACE
 TOTAL REQUIRED SPACES: 5 SPACES
 PARKING PROVIDED: 5 SPACES
 BIKE PARKING: 2 SPACES REQUIRED
 2 SPACES PROVIDED
 LANDSCAPING: SEE LANDSCAPE CALCULATION TABLE SHEET A0.1
 ALLOWABLE DENSITY: 10 UNITS/ACRE MIN. 29 UNITS/ACRE MAX.
 =2 UNITS MIN. 6 UNITS MAX.
 PROPOSED DENSITY: 3 UNITS

AREA CALCULATIONS

PARCEL AREA: 0.2 ACRES (8,875 SF)

E.T.R. STRUCTURE
 E.T.R. STRUCTURE MAIN LEVEL: 1,343 SF
 E.T.R. EXTR. STAIR: 91 SF
 E.T.R. EXTR. DECK: 242 SF
 E.T.R. FRONT COVERED PATIO: 324 SF
 TOTAL E.T.R. FOOTPRINT: 2,000 SF
 E.T.R. SECOND LEVEL FRONT DECK: 96 SF
 E.T.R. STRUCTURE SECOND LEVEL: 836 SF
 TOTAL E.T.R. STRUCTURE: 2,932 SF

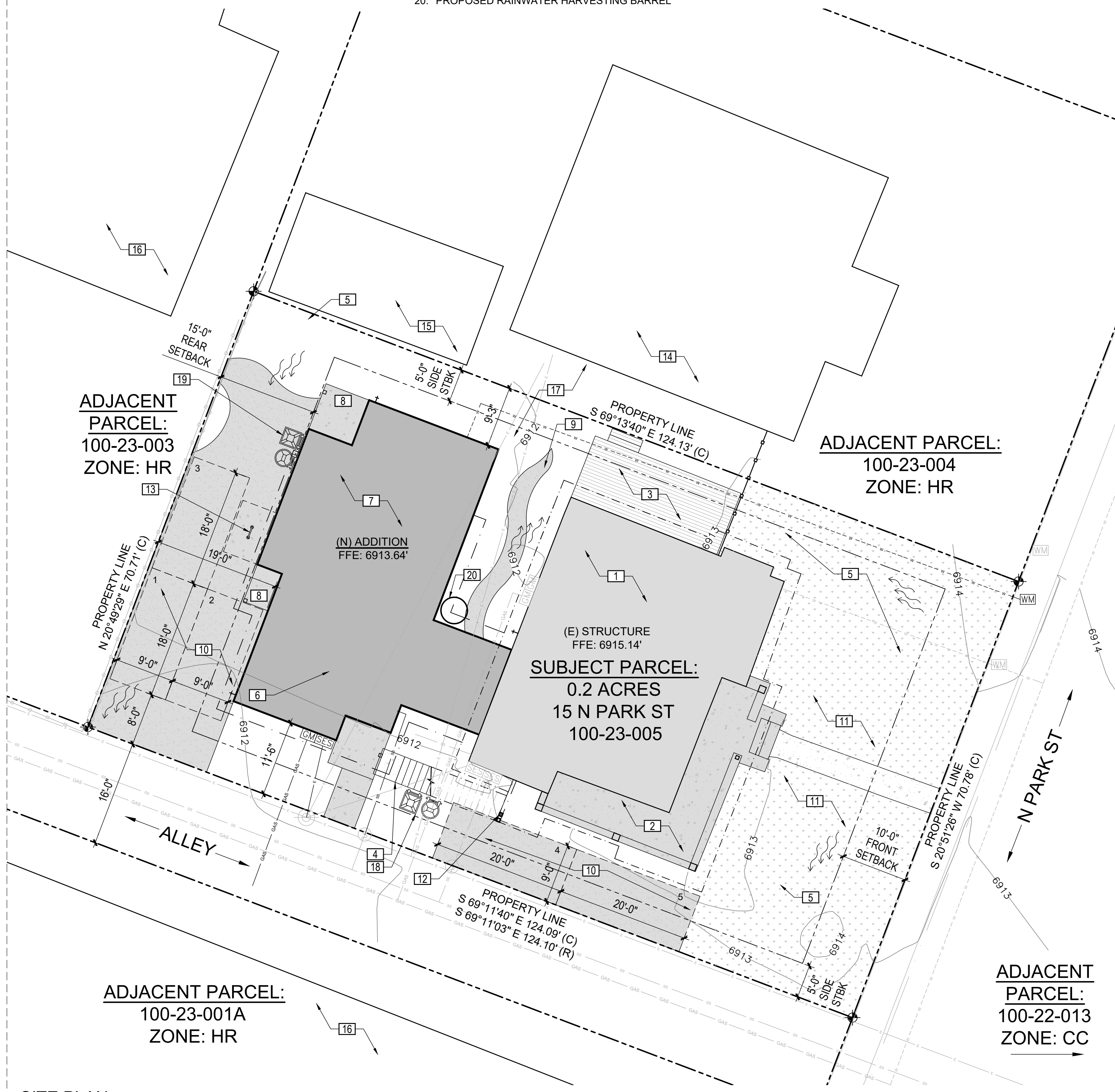
PROPOSED ADDITION
 PROPOSED MAIN LEVEL: 1,411 SF
 PROPOSED SECOND LEVEL: 506 SF
 PROPOSED SECOND LEVEL DECK: 321 SF
 TOTAL: 2,238 SF

TOTAL OVERALL LIVABLE AREA: 4,096 SF

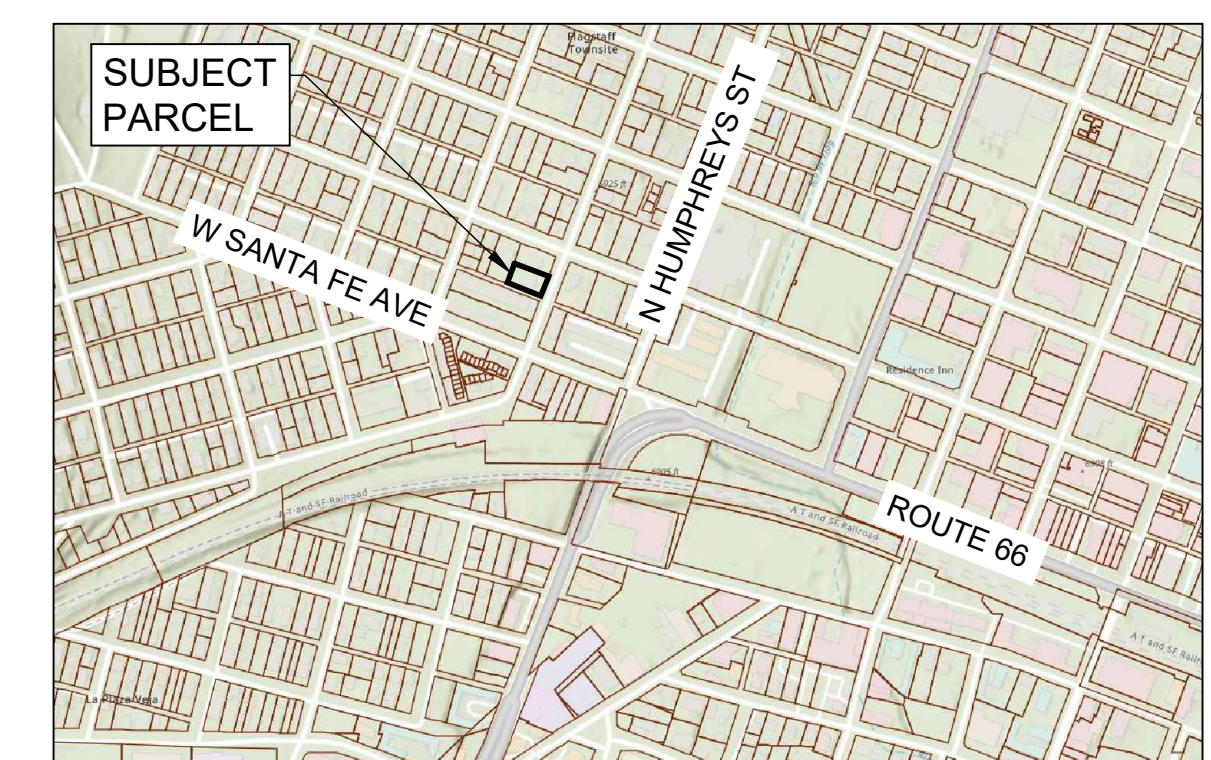
COVERAGE
 EXISTING COVERAGE: 2,000 SF / 23%
 PROPOSED ADDITIONAL COVERAGE: 1,411 SF
 TOTAL COVERAGE: 3,411 SF / 38%
 MAX. ALLOWABLE COVERAGE: 50%

COMMON SPACE AREA
 REQUIRED COMMON SPACE: 15% PARCEL (1,331 SF)
 PROPOSED COMMON SPACE: 24% PARCEL (2,174 SF)

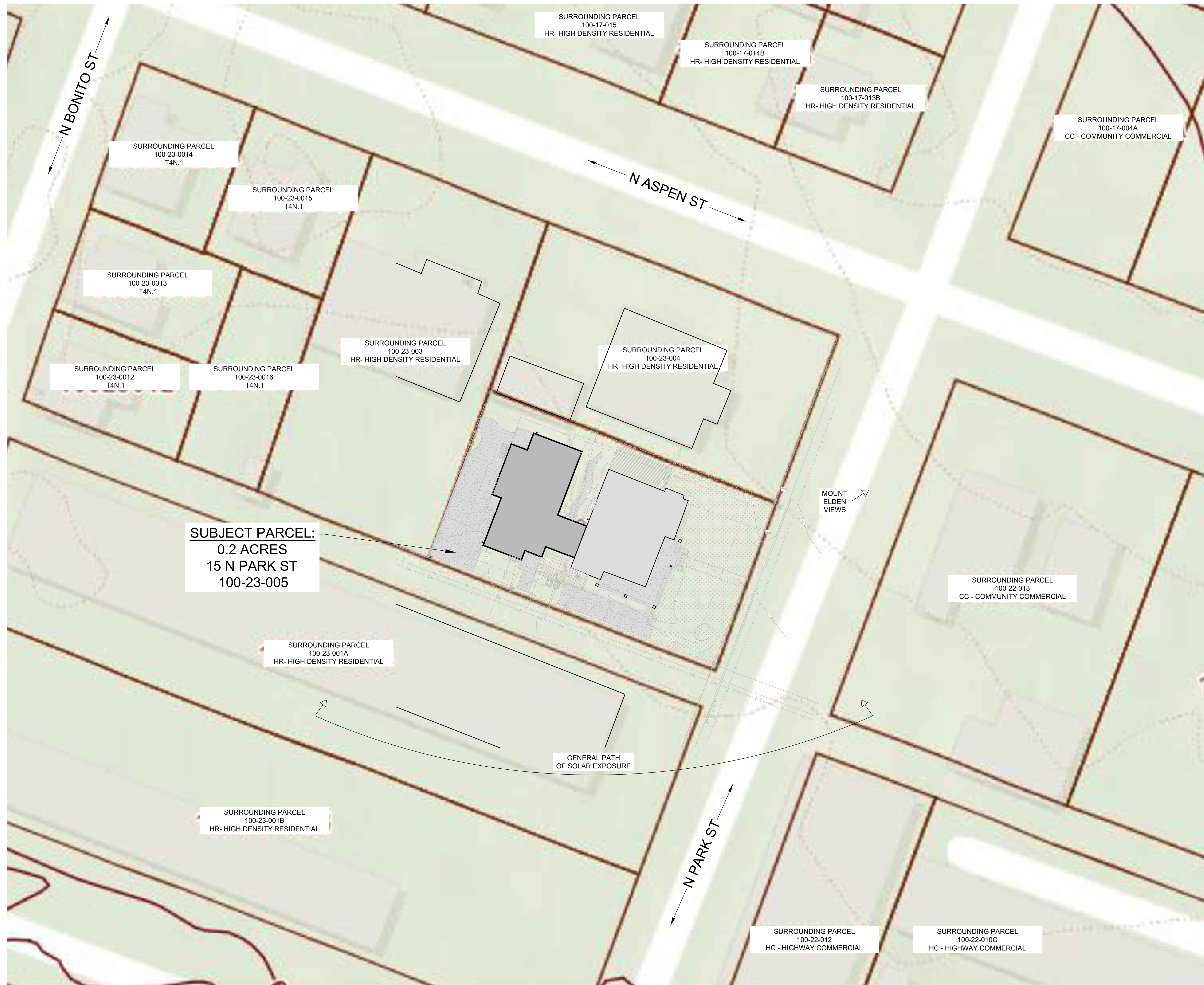
CONTINUOUS YARD AREA
 REQUIRED CONTINUOUS YARD: 1,000 SF MIN. (TOWNSITE)
 PROPOSED COMMON SPACE: 1,606 SF (SEE SHEET A0.1)



SITE PLAN
 SCALE: 1" = 10'-0"

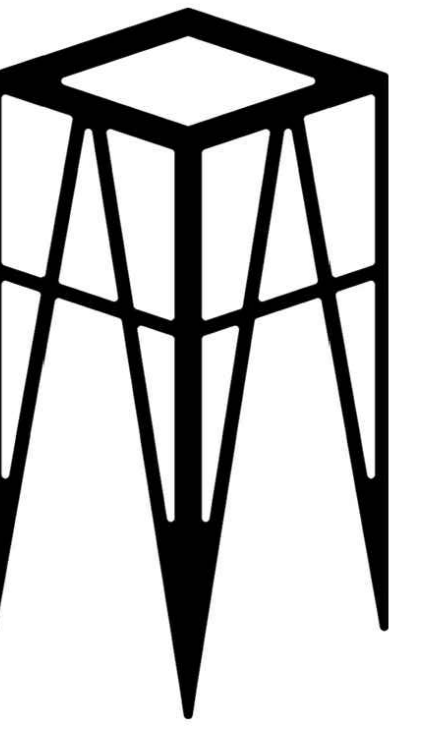


VICINITY MAP
 N.T.S.



CONTEXT SITE PLAN
SCALE: 1" = 10'-0"

UPDESIGN
studio



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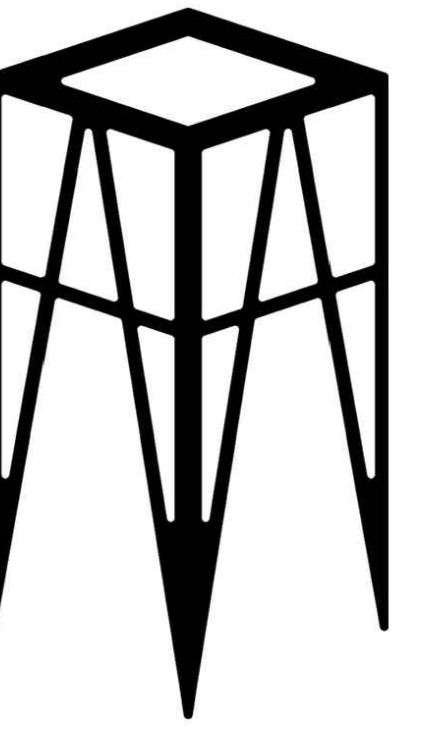
PROJECT NO 24_003

ODEM RESIDENCE 15 N PARK STREET FLAGSTAFF, AZ

SHEET TITLE:

CONTEXT
SITE PLAN

A0.2



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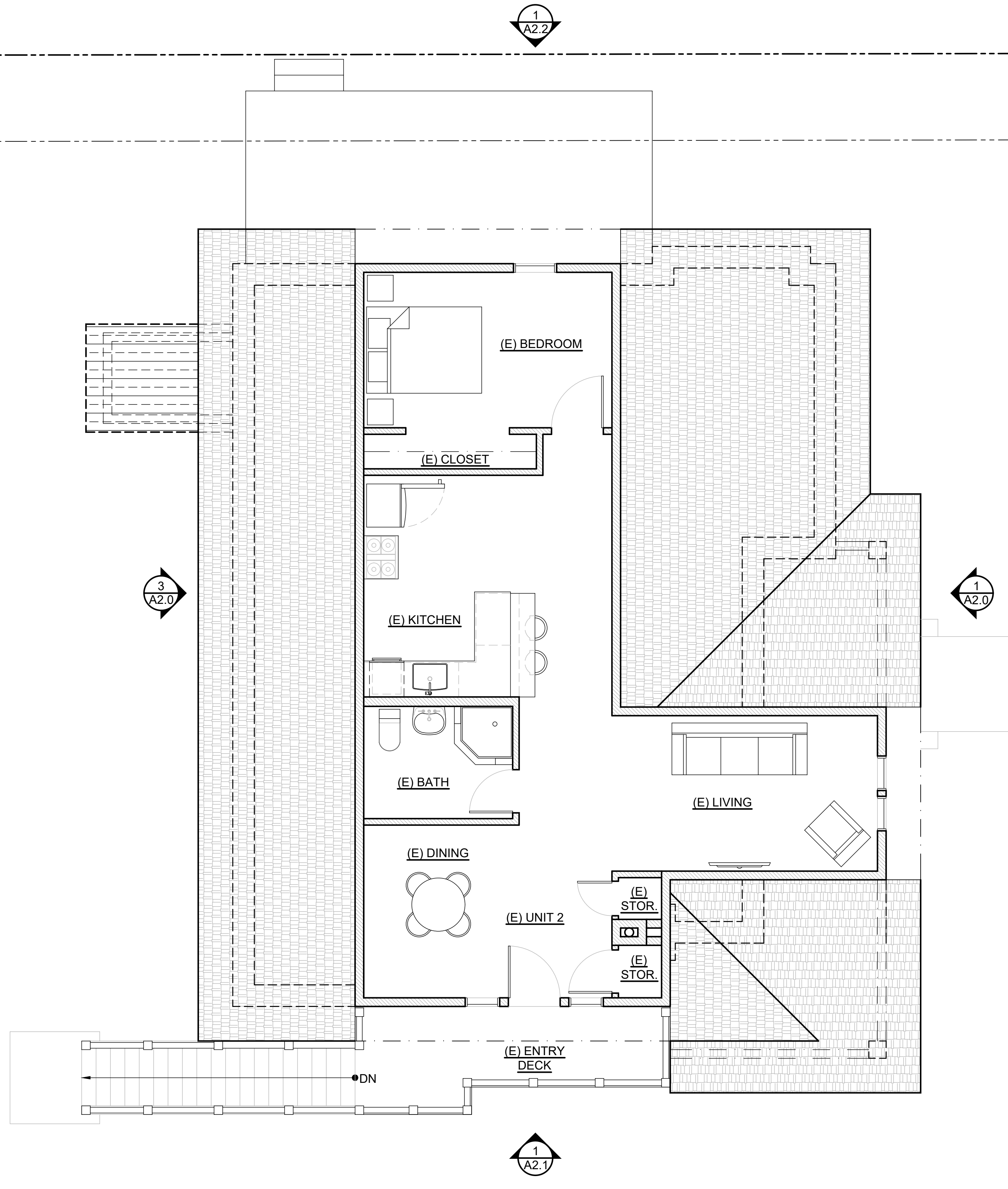
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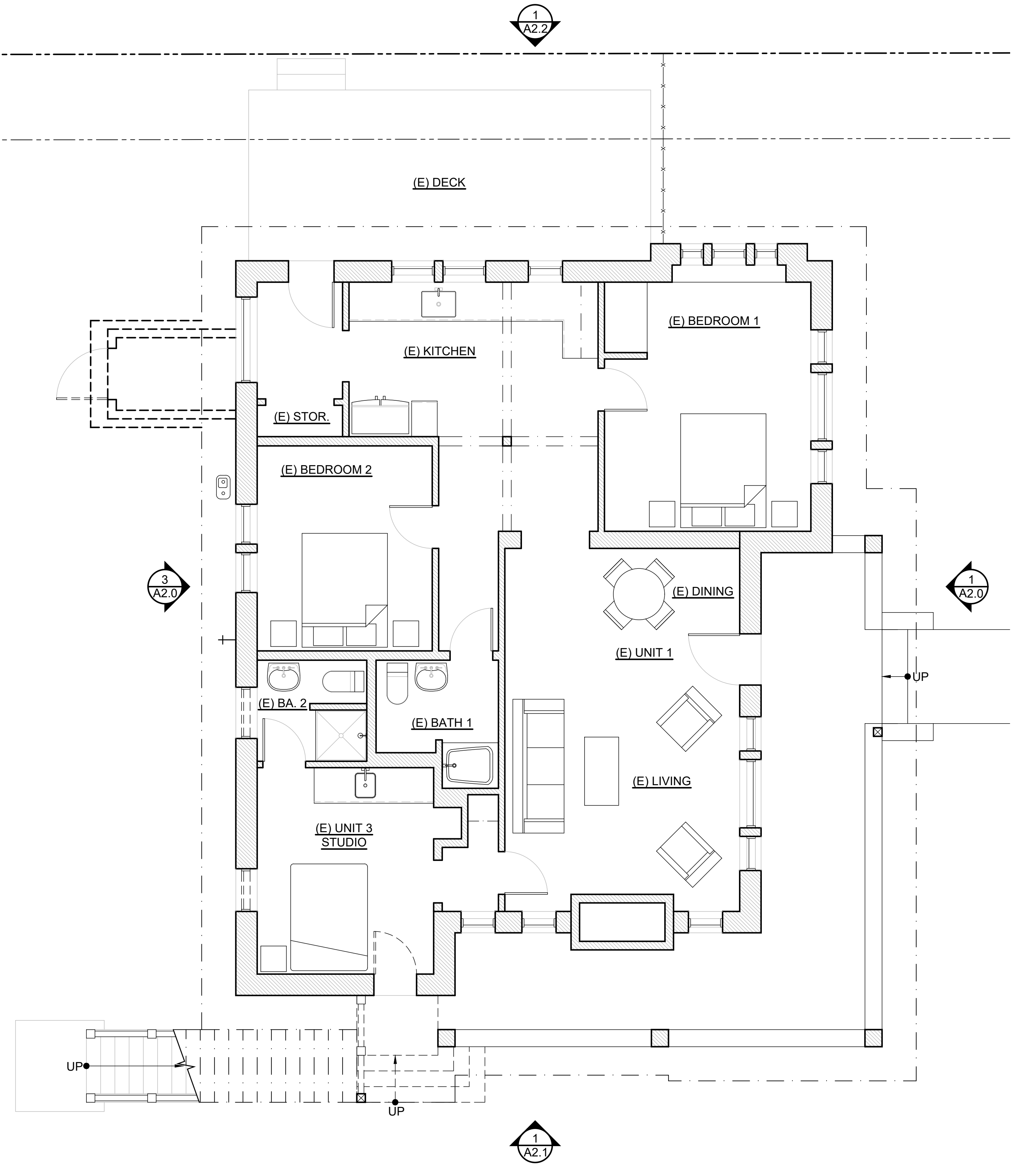
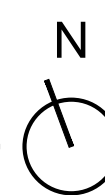
EXISTING/DEMO
FLOOR PLANS

A1.0



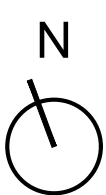
2. EXISTING/DEMO UPPER LEVEL FLOOR PLAN

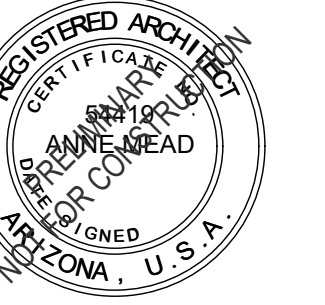
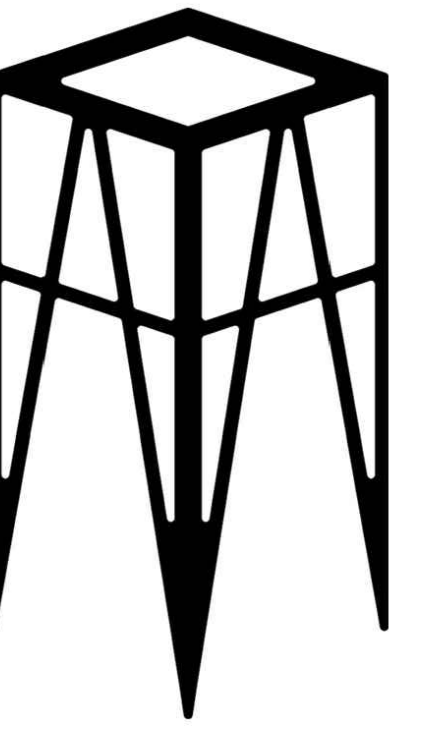
SCALE: 1/4" = 1'-0"



1. EXISTING/DEMO MAIN LEVEL FLOOR PLAN

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





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DESCRIPTION	DATE
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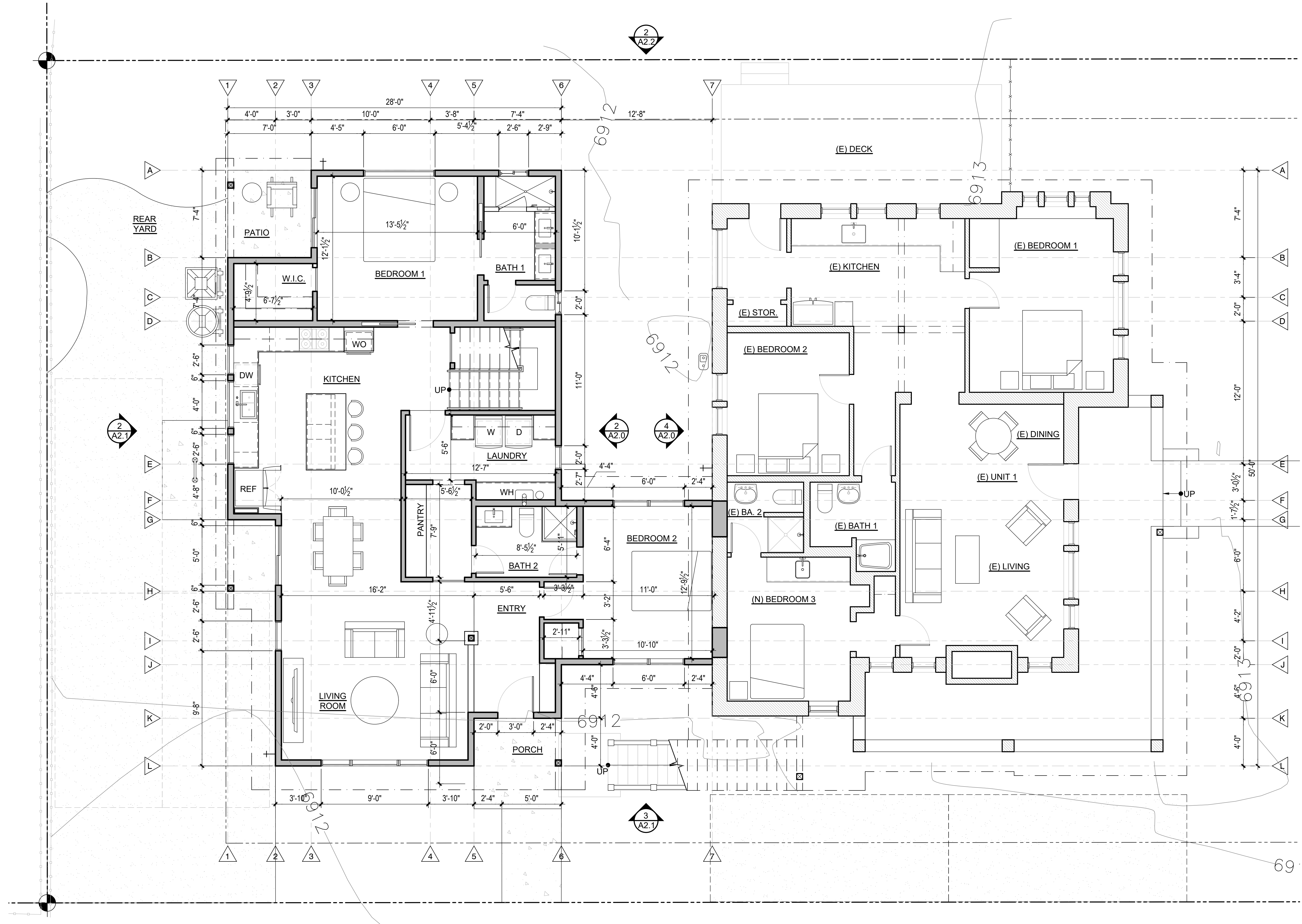
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ODEM RESIDENCE 15 N PARK STREET FLAGSTAFF, AZ

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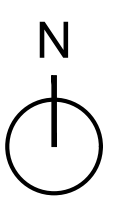
PROPOSED MAIN LEVEL
FLOOR PLAN

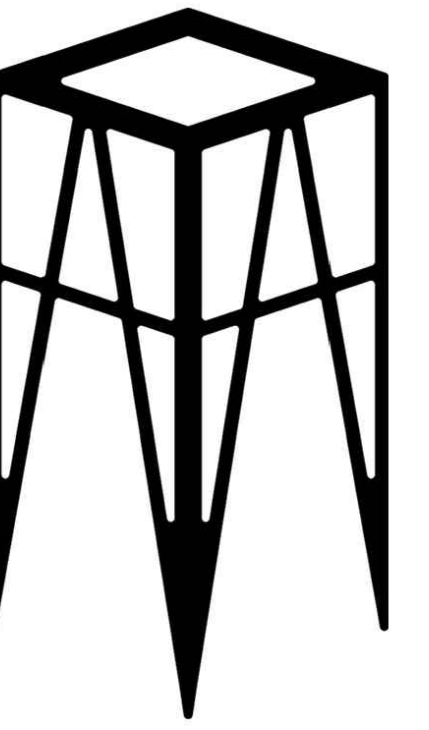
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PROPOSED MAIN LEVEL FLOOR PLAN

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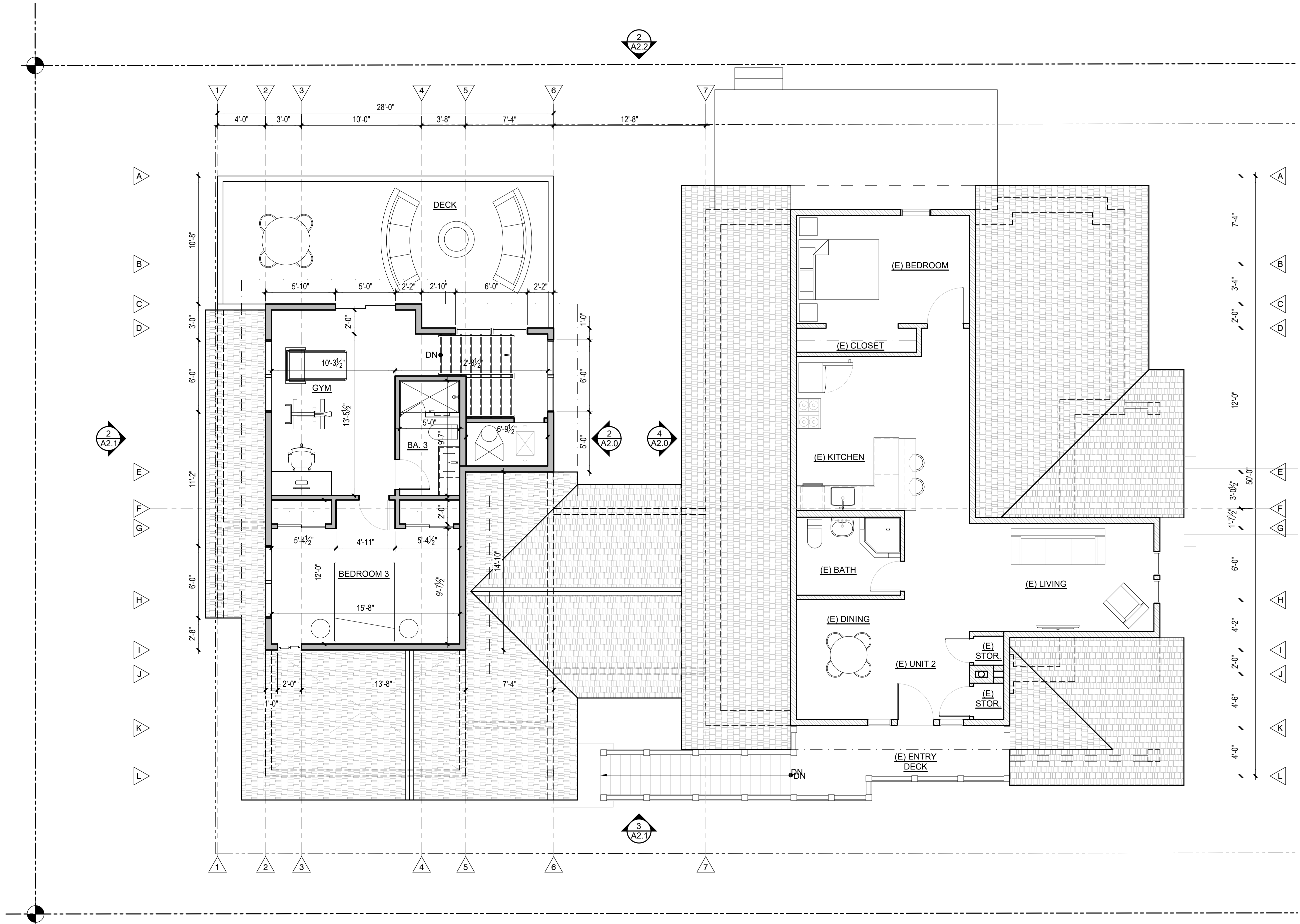
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ODEM RESIDENCE 15 N PARK STREET FLAGSTAFF, AZ

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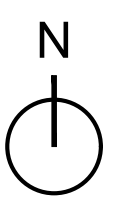
PROPOSED UPPER
LEVEL FLOOR PLAN

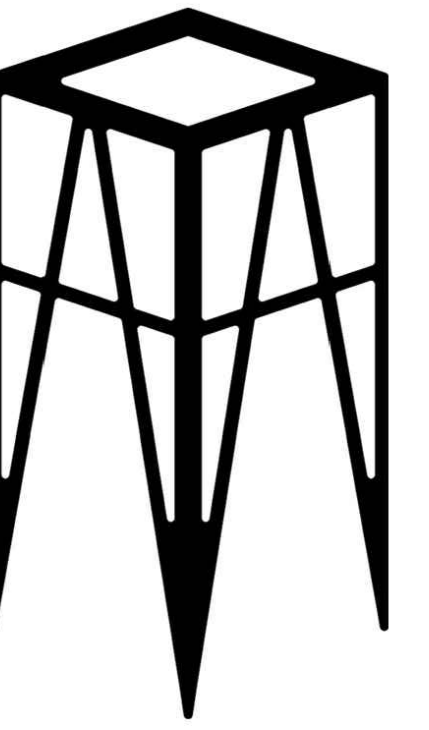
A1.2



PROPOSED UPPER LEVEL FLOOR PLAN

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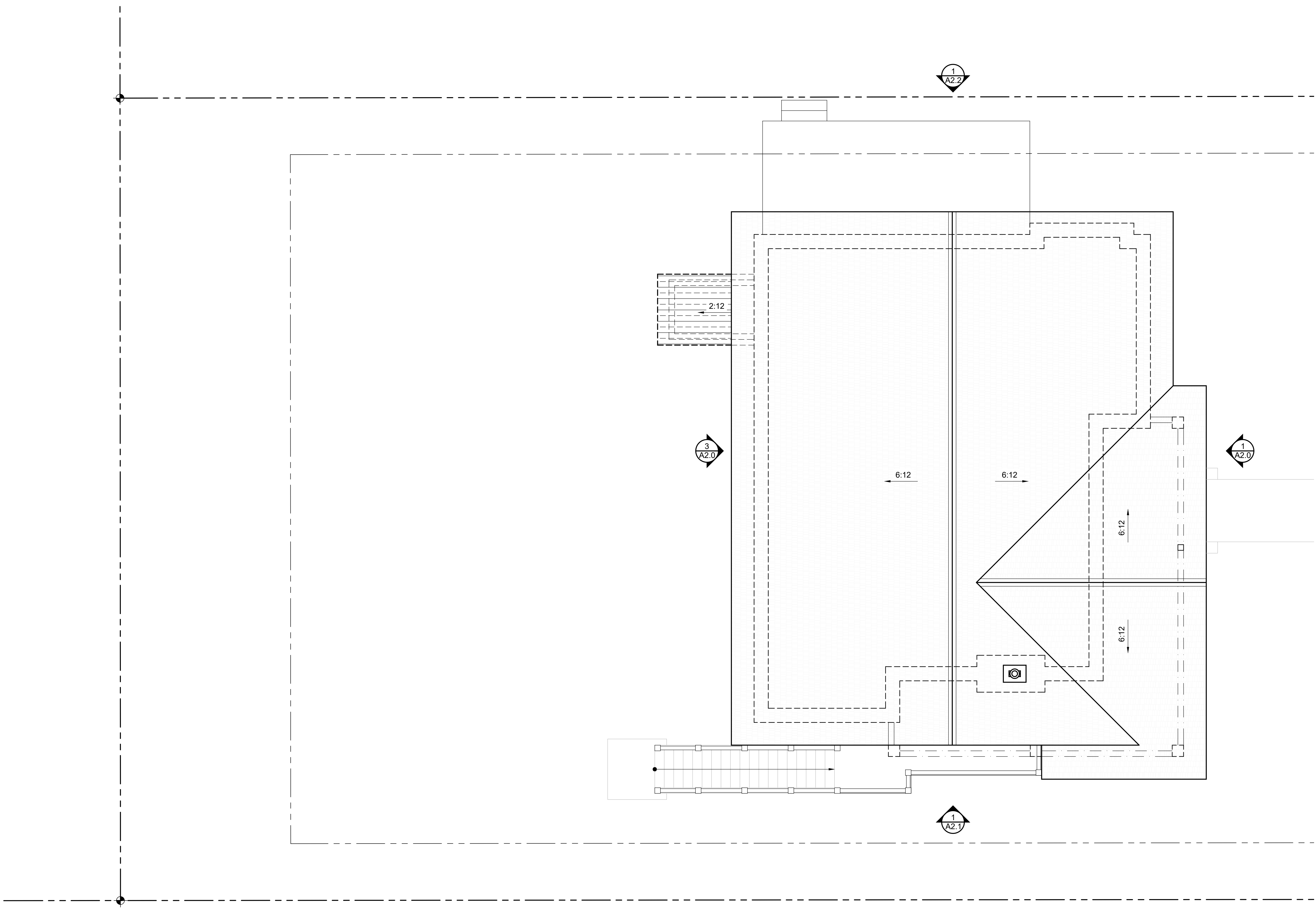
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**ODEM RESIDENCE
15 N PARK STREET
FLAGSTAFF, AZ**

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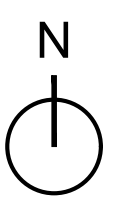
EXISTING/DEMO
ROOF PLAN

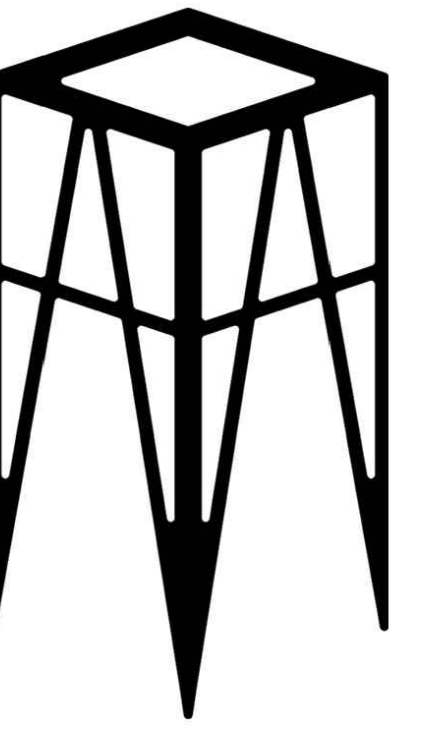
A1.3



EXISTING/DEMO ROOF PLAN

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





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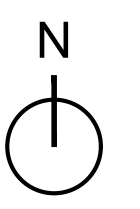
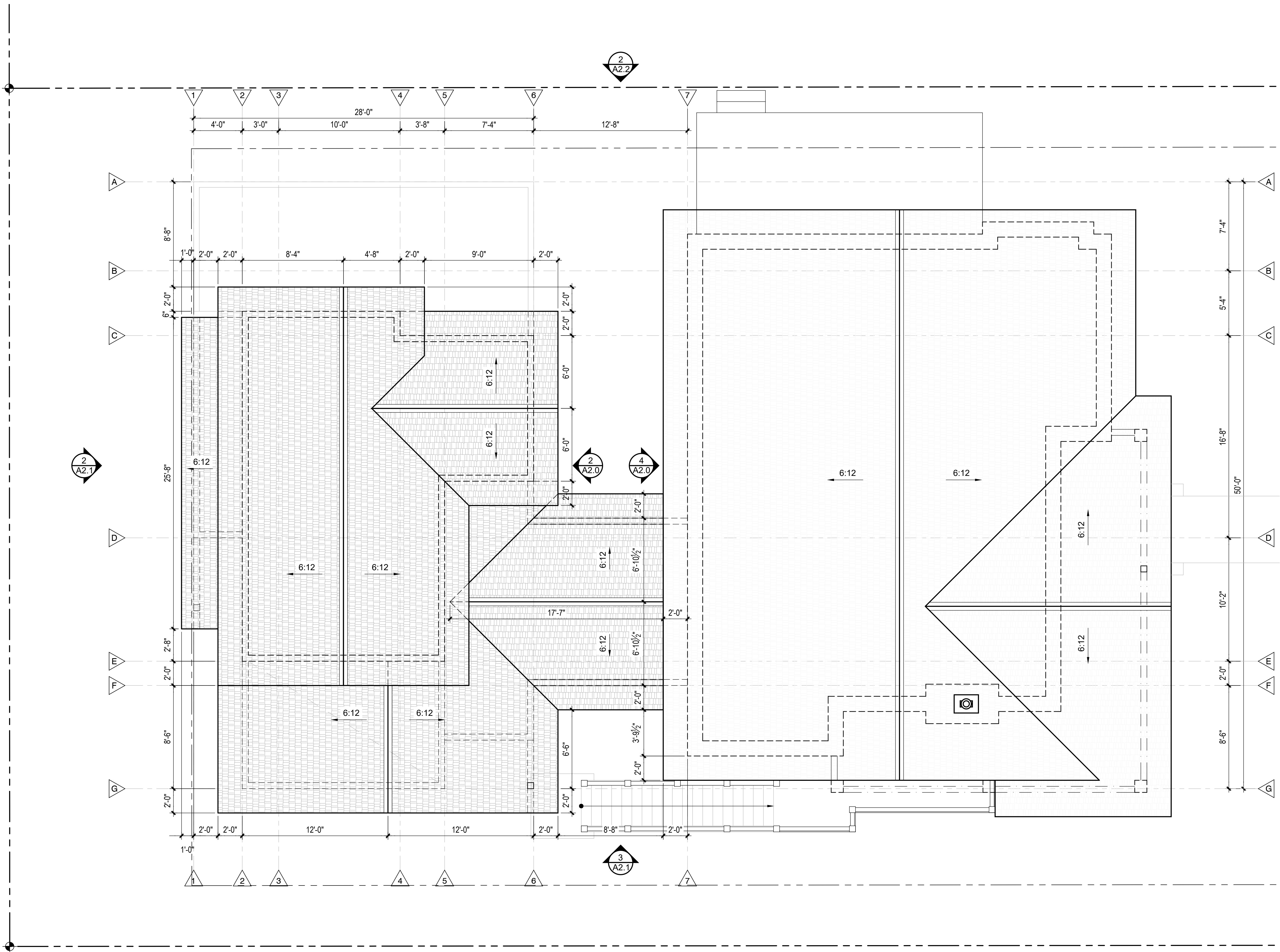
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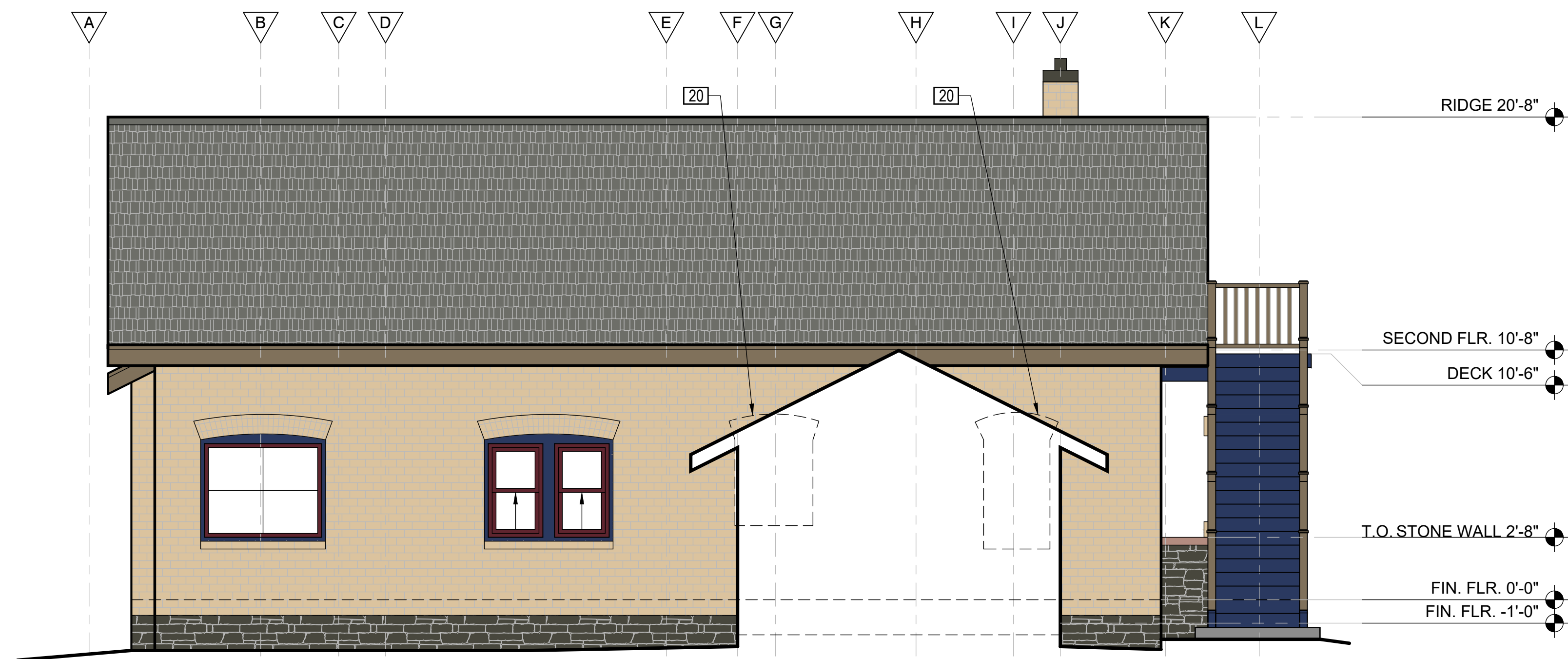
PROPOSED
ROOF PLAN

A1.4

PROPOSED ROOF PLAN

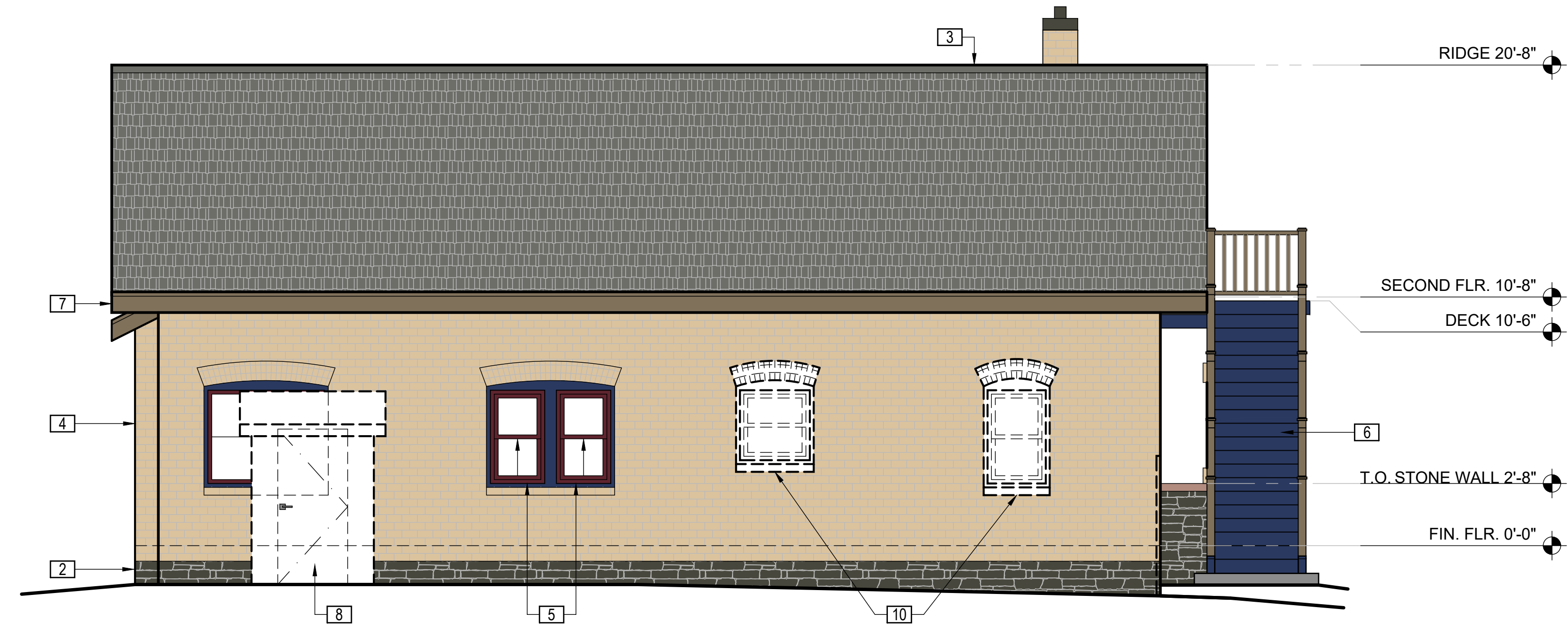
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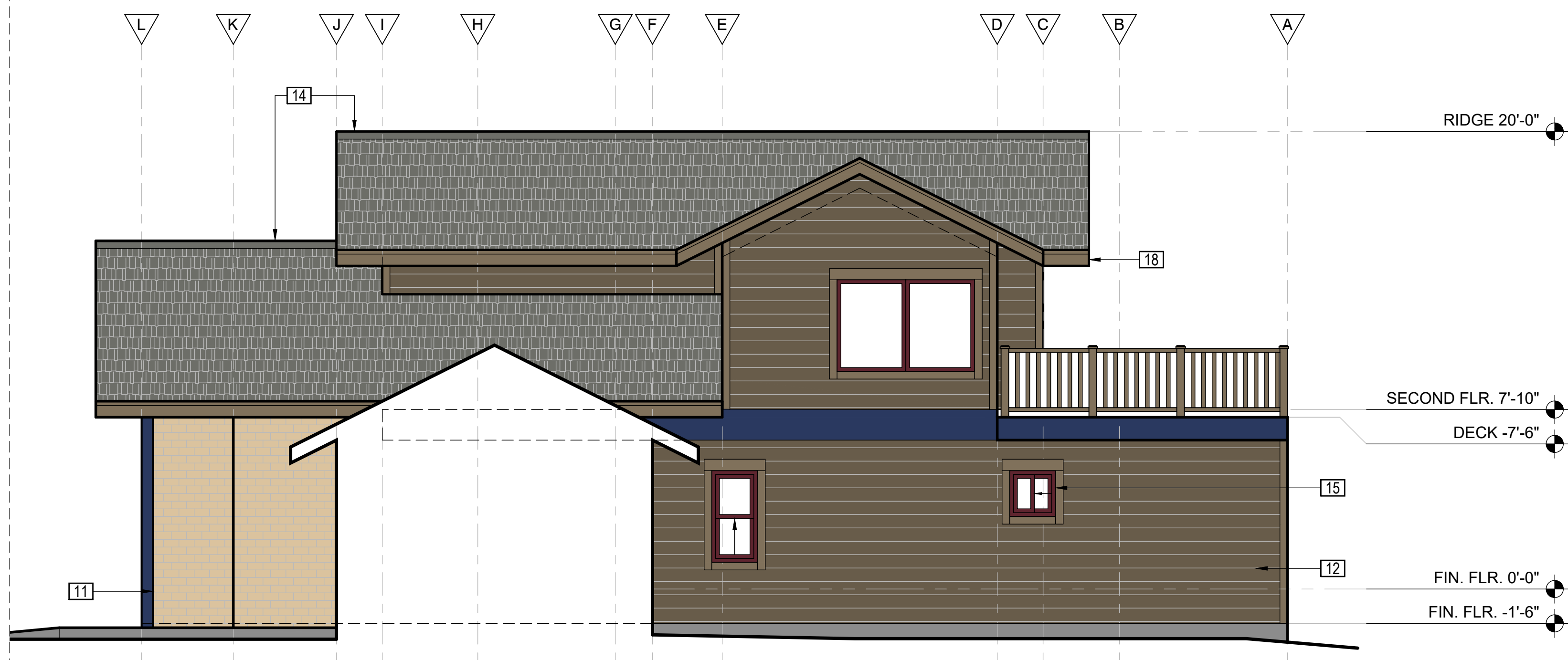
4. PROPOSED (NW) ELEVATION

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



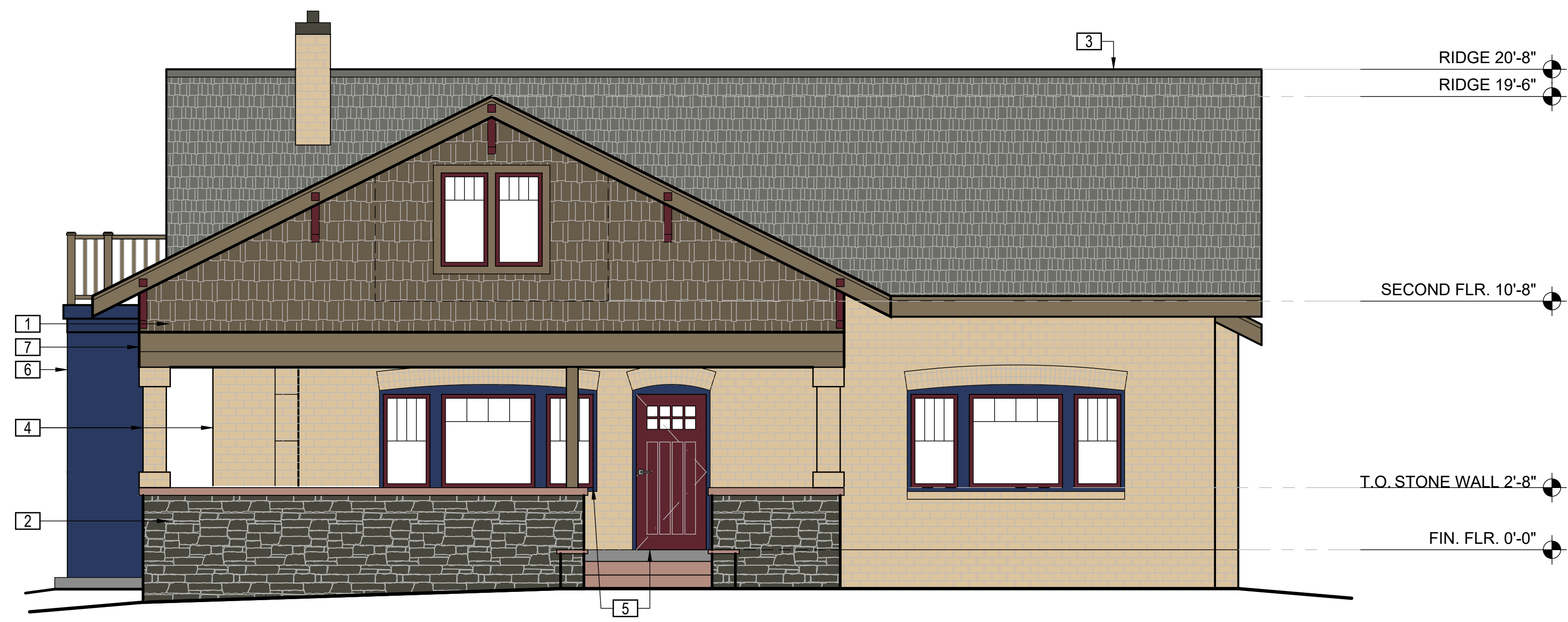
3. EXISTING/DEMO SFD REAR (NW) ELEVATION

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



2. PROPOSED ADDITION (SE) ELEVATION

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

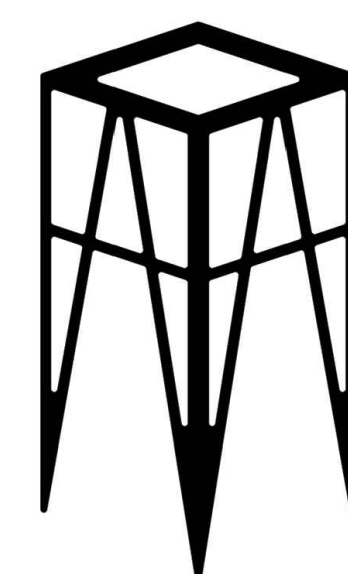


1. EXISTING SFD FRONT (SE) ELEVATION (UNCHANGED)

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

ELEVATION NOTES

1. E.T.R. PRE-FINISHED COMPOSITE SHAKE SIDING "LP SMARTSIDE COLORSTRAND" IN "WALNUT"
2. E.T.R. MALPAIS STONE SIDING
3. E.T.R. ASPHALT SHINGLE ROOFING
4. E.T.R. GALLUP BRICK SIDING
5. E.T.R. WINDOWS & DOORS PAINTED IN "S130-7 CHERRY COLA" BY "BEHR" LRV 8. EXISTING UPPER LEVEL UNIT FRONT DOOR TO BE PAINTED TO MATCH WINDOWS & DOORS
6. E.T.R. EXTR. STAIR & TRIM PAINTED IN "M500-7 VERY NAVY" BY "BEHR" LRV 6
7. E.T.R. TRIM & FASCIA PAINTED IN "SW 7033 BRAINSTORM BRONZE" BY "SHERWIN WILLIAMS" LRV 14
8. EXISTING SHED TO BE DEMOLISHED
9. EXISTING STAIRS AND GUARDRAIL TO BE DEMOLISHED. V.I.F. POST IS REQUIRED TO BE REVISED TO ALLOW FOR PARKING SPACE.
10. EXISTING WINDOW/DOOR TO BE DEMOLISHED
11. PROPOSED THIN BRICK VENEER "ENDICOTT" IN "GOLDEN BUFF" TO MATCH EXISTING GALLUP BRICK. PROVIDE FAUX WINDOW SOLIDER-COURSE HEADER DETAIL
12. PROPOSED COMPOSITE LAP SIDING "LP SMARTSIDE COLORSTRAND" IN "WALNUT"
13. PROPOSED SHAKE SIDING TO MATCH EXISTING
14. PROPOSED ASPHALT SHINGLE ROOFING TO MATCH EXISTING
15. PROPOSED WINDOWS AND DOORS PAINTED IN "S130-7 CHERRY COLA" BY "BEHR" LRV 8
16. PROPOSED EAVE BRACKET DETAIL TO MATCH EXISTING. PAINT "S130-7 CHERRY COLA" BY "BEHR" LRV 8. E.T.R.
17. PROPOSED POST/BEAM. PAINT "M500-7 VERY NAVY" BY "BEHR" LRV 6
18. PROPOSED TRIM/FASCIA TO BE PAINTED TO MATCH EXISTING
19. PROPOSED WOOD GUARDRAIL TO MATCH EXISTING
20. INFILL WALL AND SIDING TO MATCH EXISTING AS REQUIRED



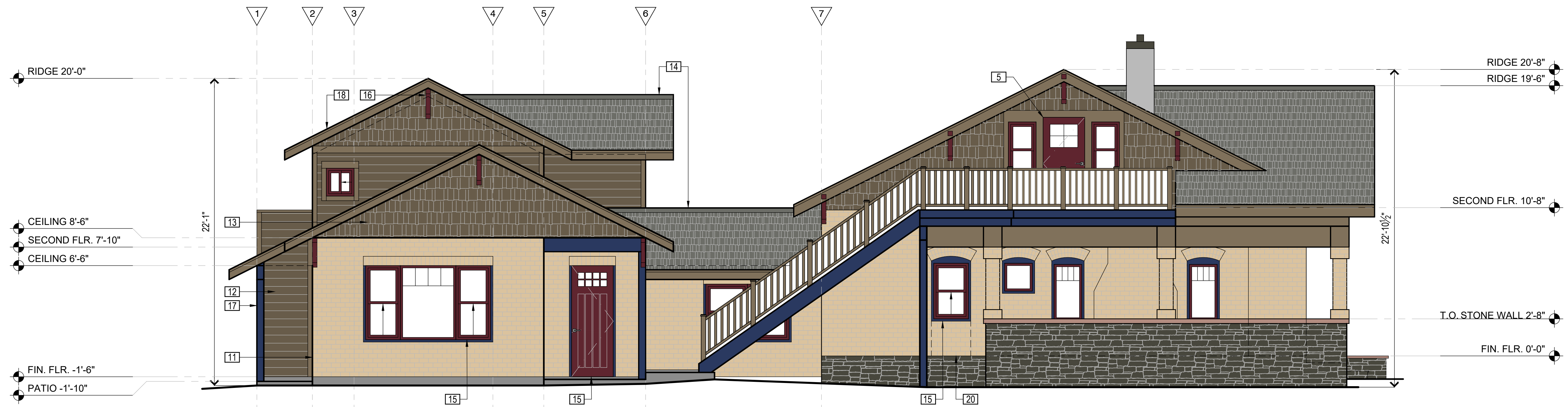
UPDESIGN studio
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**ODEM RESIDENCE
15 N PARK STREET
FLAGSTAFF, AZ**

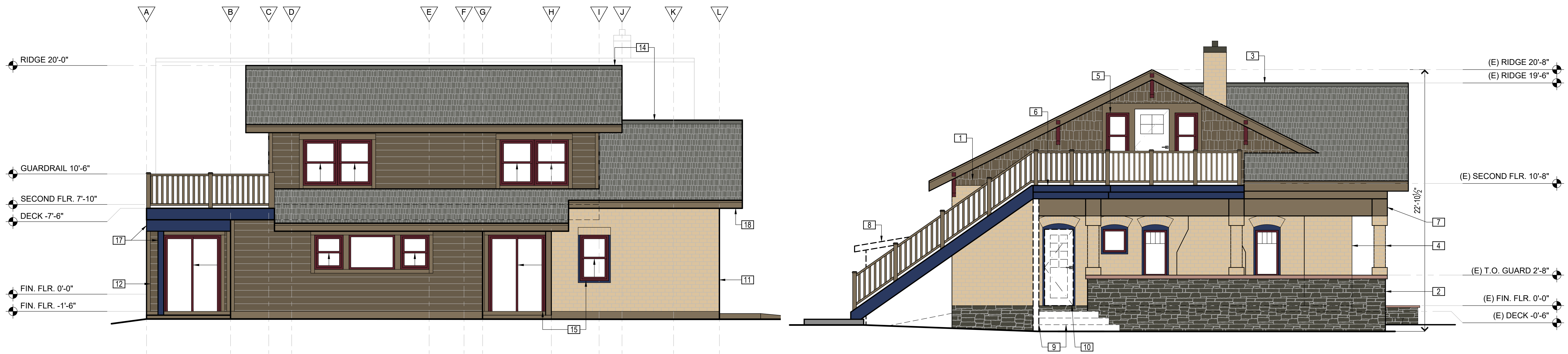


APN : 100-23-005	
DESCRIPTION	DATE
SITE PLAN REVIEW	08-09-2024
SCHEMATIC DESIGN 2.0	07-29-2024
HERITAGE PRESERVATION 2	07-08-2024
HERITAGE PRESERVATION	06-24-2024
SCHEMATIC DESIGN 1.3	05-22-2024
REVISION 01 - ADMIN COMPLETE	05-10-2024
SCHEMATIC DESIGN 1.2	05-09-2024
CONCEPT REVIEW	04-29-2024
SCHEMATIC DESIGN 1.1	03-21-2024
SCHEMATIC DESIGN 1.0	03-09-2024
PROJECT NO 24_003	

SHEET TITLE:
**COLOR EXTERIOR
ELEVATIONS
A2.0**



3. PROPOSED SIDE (SW) ELEVATION
SCALE: 1/4" = 1'-0"

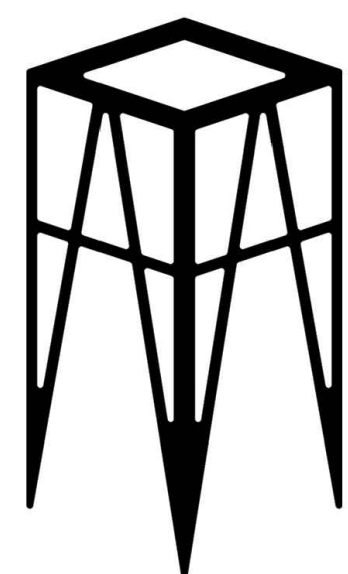


2. PROPOSED REAR (NW) ELEVATION
SCALE: 1/4" = 1'-0"

1. EXISTING/DEMO SFD SIDE (SW) ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1. E.T.R. PRE-FINISHED COMPOSITE SHAKE SIDING "LP SMARTSIDE COLORSTRAND" IN "WALNUT"
2. E.T.R. MALPAIS STONE SIDING
3. E.T.R. ASPHALT SHINGLE ROOFING
4. E.T.R. GALLUP BRICK SIDING
5. E.T.R. WINDOWS & DOORS PAINTED IN "S130-7 CHERRY COLA" BY "BEHR" LRV 8. EXISTING UPPER LEVEL UNIT FRONT DOOR TO BE PAINTED TO MATCH WINDOWS & DOORS
6. E.T.R. EXTR. STAIR & TRIM PAINTED IN "M500-7 VERY NAVY" BY "BEHR" LRV 6
7. E.T.R. TRIM & FASCIA PAINTED IN "SW 7033 BRAINSTORM BRONZE" BY "SHERWIN WILLIAMS" LRV 14
8. EXISTING SHED TO BE DEMOLISHED
9. EXISTING STAIRS AND GUARDRAIL TO BE DEMOLISHED. V.I.F. POST IS REQUIRED TO BE REVISED TO ALLOW FOR PARKING SPACE.
10. EXISTING WINDOW/DOOR TO BE DEMOLISHED
11. PROPOSED THIN BRICK VENEER "ENDICOTT" IN "GOLDEN BUFF" TO MATCH EXISTING GALLUP BRICK. PROVIDE FAUX WINDOW SOLIDER-COURSE HEADER DETAIL
12. PROPOSED COMPOSITE LAP SIDING "LP SMARTSIDE COLORSTRAND" IN "WALNUT"
13. PROPOSED SHAKE SIDING TO MATCH EXISTING
14. PROPOSED ASPHALT SHINGLE ROOFING TO MATCH EXISTING
15. PROPOSED WINDOWS AND DOORS PAINTED IN "S130-7 CHERRY COLA" BY "BEHR" LRV 8
16. PROPOSED EAVE BRACKET DETAIL TO MATCH EXISTING. PAINT "S130-7 CHERRY COLA" BY "BEHR" LRV 8. E.T.R.
17. PROPOSED POST/BEAM. PAINT "M500-7 VERY NAVY" BY "BEHR" LRV 6
18. PROPOSED TRIM/FASCIA TO BE PAINTED TO MATCH EXISTING
19. PROPOSED WOOD GUARDRAIL TO MATCH EXISTING
20. INFILL WALL AND SIDING TO MATCH EXISTING AS REQUIRED



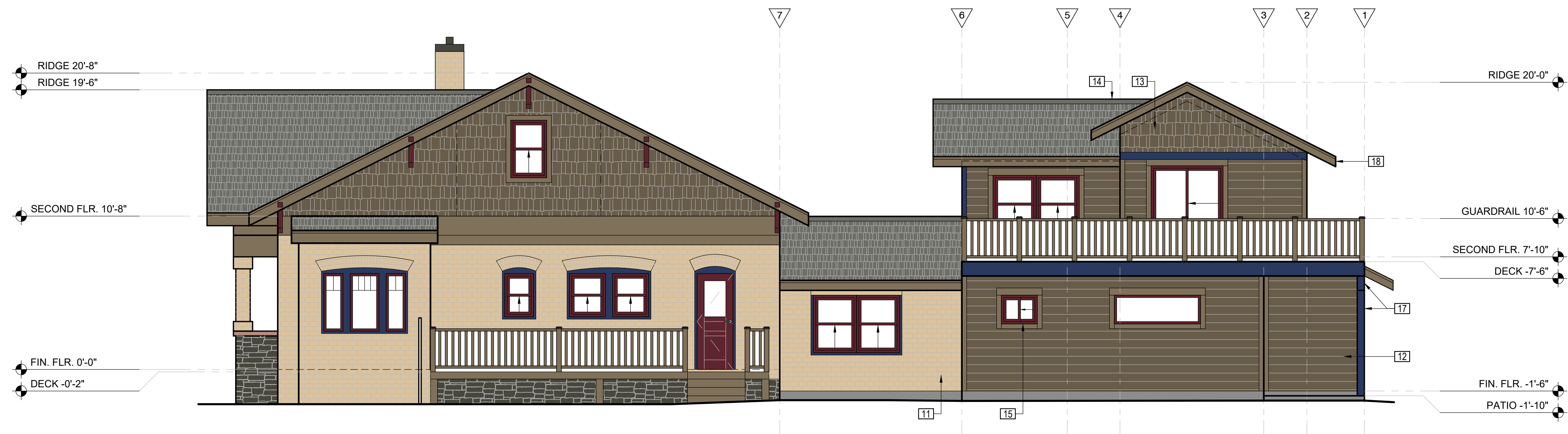
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304 S. ELDEN STREET STE 3
FLAGSTAFF, ARIZONA 86001

**ODEM RESIDENCE
15 N PARK STREET
FLAGSTAFF, AZ**

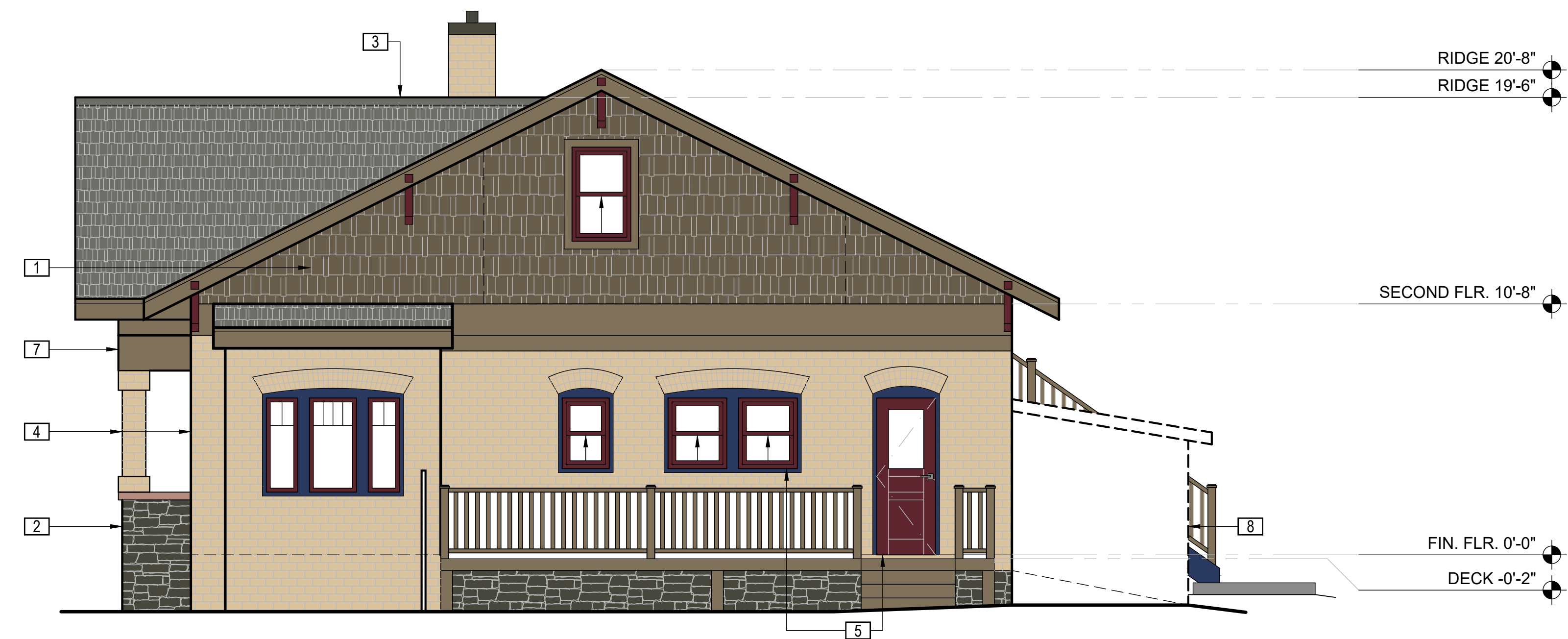


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ELEVATIONS
A2.1**



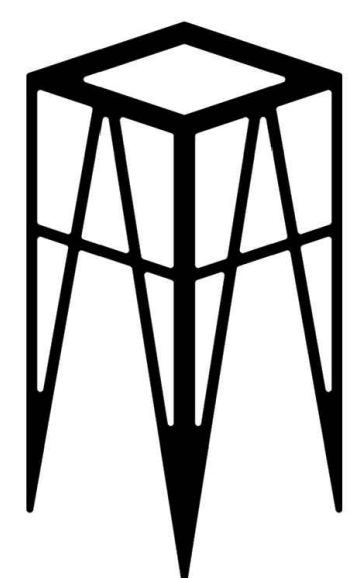
2. PROPOSED SIDE (NE) ELEVATION
SCALE: 1/4" = 1'-0"



1. EXISTING/DEMO SFD SIDE (NE) ELEVATION
SCALE: 1/4" = 1'-0"

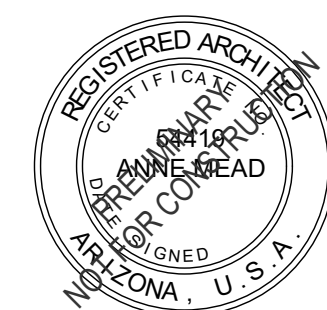
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SHEET TITLE:
**COLOR EXTERIOR
ELEVATIONS
A2.2**