

# Pine Canyon 344

New Single Family Residence

Subdivision: Estates at Pine Canyon Unit 5 Lot: 344 Sixteenth: SE Quarter: NE Section: 34 Township: 21N Range: 07E  
Sixteenth: NE Quarter: SE Section: 34 Township: 21N Range: 07E



The Ranch Mine LLC  
4340 E Indian School Rd.  
Suite 21552  
Phoenix, AZ 85018

480.399.5990  
info@theranchmine.com  
www.theranchmine.com

Pine Canyon 344  
2911 S Solitaires Canyon Dr.  
Flagstaff, AZ 86005



### PROJECT INFORMATION

**PROJECT OWNER:** PC344 Holdings, LLC  
**PROJECT ADDRESS:** 2911 S Solitaires Canyon Drive  
Flagstaff, AZ 86005

**PROJECT DESCRIPTION:**  
Pine Canyon - Lot 344 is a 5,165 SF new-build single-family residence. There will be 5 bedrooms, 5.5 bathrooms. The house will have an attached 1,042 SF attached Garage.

**ZONING INFORMATION:**  
**ZONING DISTRICT:** R1

**SUBDIVISION:** Estates at Pine Canyon

**LOT #:** 344

**APN:** 10510471

**SETBACKS:** Per Pine Canyon Building Envelope  
Per Flagstaff 10-40.30.030.C  
15' Front 25' Front for Parking  
8' Side (Interior) 15' Side (Street)  
25' Rear

**BUILDING HEIGHT:** Flagstaff 10-40.30.030.C:  
35' Max w/ \*additional 5' for Roof slopes > 6:12  
\*per note 12  
Pine Canyon Design Guidelines:  
36' Maximum for slopes 7/12 and higher  
32' Maximum for roof slopes up to 7/12  
Stories: 2 Stories

**IECC CLIMATE ZONE 5 - MINIMUM REQUIREMENTS**

MIN CEILING R VALUE: **R-49**  
WOOD FRAME WALL R-VALUE: **R-20 or 13+5**  
FLOOR R-VALUE: **R-30**  
SLAB R-VALUE & DEPTH: **R-10, 2 ft**  
CRAWL SPACE WALL R-VALUE: **R-15/19**

### SHEET INDEX

**General**  
CS cover sheet  
G-001 general notes

**Civil**  
SV.01 survey  
C01 cover grading and drainage plan  
C2 grading and drainage plan  
C3 erosion control plan notes  
C4 erosion control plan

**Architecture**  
A-001 architectural site plan  
A-002 architectural site plan enlarged  
A-100 floor plan - first  
A-101 floor plan - basement  
A-102 roof plan  
A-110 light & power plan - first  
A-111 light & power plan - basement  
A-200 elevations  
A-201 elevations  
A-300 building sections  
A-301 building sections  
A-500 assemblies and construction details  
A-501 construction details  
A-502 construction details  
A-600 door schedule  
A-601 window schedule

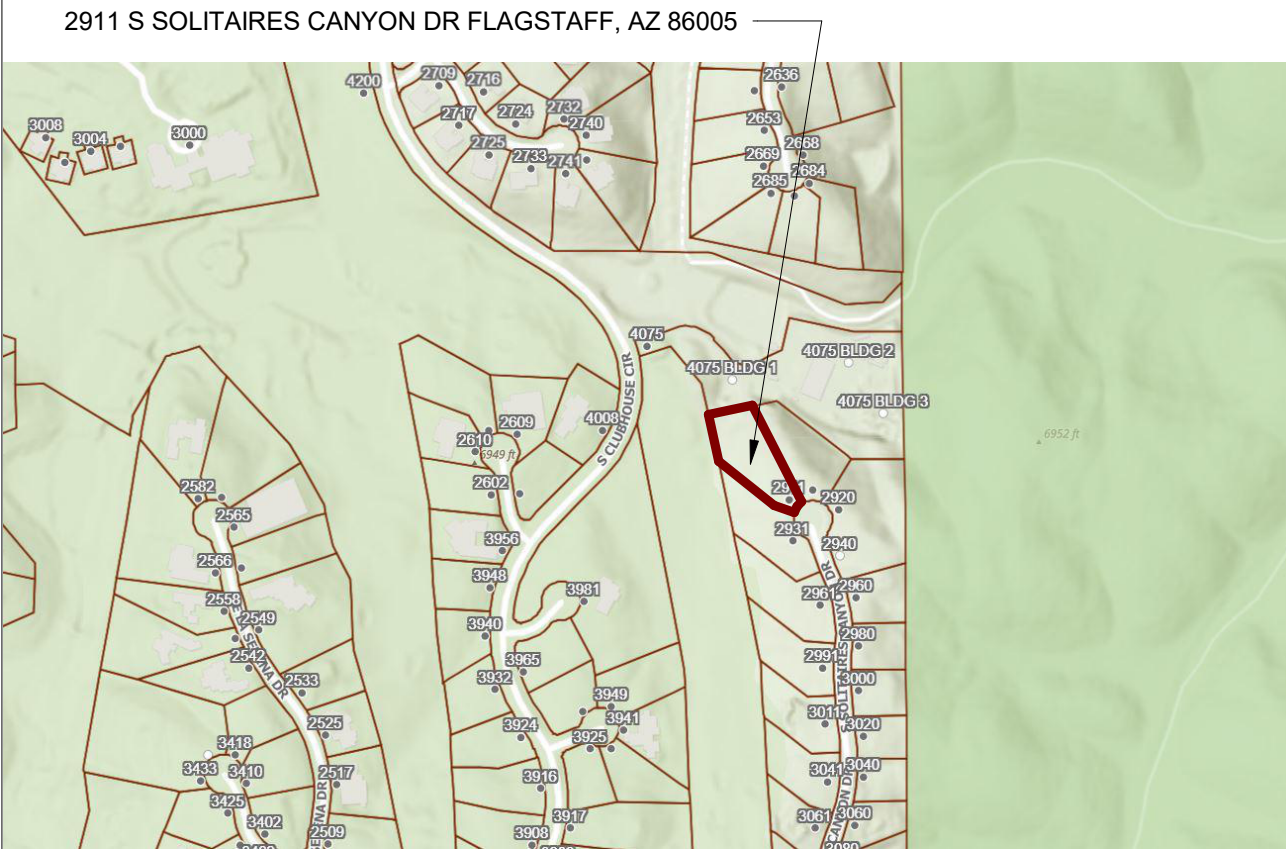
**Structural**  
S-001 general structural notes  
S-002 general structural notes  
S-010 typical details  
S-011 typical details  
S-012 typical details  
S-013 typical details  
S-014 typical details  
S-015 schedules  
S-100 foundation plan  
S-101 high foundation / floor framing plan  
S-102 roof framing plan  
S-200 foundation details  
S-201 foundation details  
S-300 floor framing details  
S-301 floor framing details  
S-400 roof framing details

**Mechanical**  
M-1 mechanical symbols, schedules and details  
M-2 mechanical plan - first floor  
M-3 mechanical plan - basement

**Plumbing**  
P-1 plumbing calculations & schematic  
P-2 gas piping diagram

**Electrical**  
E-1 electrical calculations and diagram

### VICINITY MAP



### CONTACTS

**Architect:**  
The Ranch Mine, LLC  
4340 E Indian School Rd. Suite 21552  
Phoenix, AZ 85018  
Principal: Cavin Costello  
p: 480-399-5990  
e: cavin@theranchmine.com  
Project Contact: Geoff Sosebee  
e: geoff@theranchmine.com

**Structural Engineer:**  
Structurology  
734 W Polk Suite 5  
Phoenix, AZ 85007  
Contact: Derek Sherwood  
p: 480-269-7675  
e: dsherwood@structurology.com

**Civil Engineer:**  
Shepard Wesnitzer Inc.  
75 Kallif Place  
Sedona, AZ 86336  
Contact: Sam Vossler  
p: 928-282-1061  
e: svossler@swiaz.com

**Mechanical, Plumbing, Electrical Engineers**  
LE Designs, LLC  
601 E. Colter St.  
Phoenix, AZ 85012  
Contact: Larry Evans  
p: 602-363-9751  
e: larry@ledesignsaz.com

### GOVERNING CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.

2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL RESIDENTIAL CODE  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
2018 INTERNATIONAL FUEL GAS CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL PLUMBING CODE  
2017 NATIONAL ELECTRIC CODE

### AREA CALCULATIONS

**DRC AREA CALCULATIONS**

1st Floor Livable - 3180 SF  
Basement Livable - 1985 SF  
Total Livable - 5165 SF

Attached Garage - 1042 SF  
Mechanical - 40 SF  
Front Porch - 45 SF  
Level 1 Patio - 566 SF  
Basement Patio - 542 SF  
Primary Suite Deck - 83 SF  
Driveway - 2398 SF

Lot Area - 33,105.6 SF  
Disturbed area - 7,207 SF  
Max Disturbed area - 50%  
Proposed Disturbed area - 21.76%

**FLAGSTAFF ZONING AREA CALCULATIONS**

Lot Area - 33,105.6 SF  
Max Lot Coverage - 35%  
Proposed Lot Coverage - 5,037.1 SF (15.2%)

phase:  
Construction Documents

date of issue:  
01.10.2024

rev no, date, description:

sheet contents:  
**cover sheet**

sheet no:  
**CS**





The Ranch Mine LLC  
 4340 E Indian School Rd.  
 Suite 21552  
 Phoenix, AZ 85018

480.399.5990  
 info@theranchmine.com  
 www.theranchmine.com

**Pine Canyon 344**  
 2911 S Solitaires Canyon Dr.  
 Flagstaff, AZ 86005



phase:  
 Construction Documents

date of issue:  
 01.10.2024

rev no, date, description:  
 1 6/13/23 Prelim Design Review R1  
 2 01/10/24 Final DRC

sheet contents:  
 architectural site plan

sheet no:  
**A-001**



- Site Plan Notes**
- G.C. to site verify all dimensions
  - New plastic water, sewer, and gas line piping shall be installed with a yellow tracer wire (18 GA.) min. UPC 1211.1.7.
  - All patios adjacent to house to be sloped away from house at 1/8" per foot.

- Keynotes**
- 01 Driveway paving
  - 02 Address sign per HOA requirements
  - 03 Grading per civil
  - 04 Site walls with Stone Veneer (SV-1), max. 6' above grade
  - 05 Architectural feature pergola at entry, with lights
  - 06 8" Concrete curb

- Site Plan Legend**
- PROPERTY LINE
  - SETBACK
  - EASEMENT
  - W-W WATER LINE
  - S-S SEWER LINE
  - G-G GAS LINE
  - E-E ELECTRIC LINE
  - X-X FENCE
  - WOOD DECKING
  - DRIVEWAY PAVERS

**DRC AREA CALCULATIONS**

1st Floor Livable -	3180 SF
Basement Livable -	1985 SF
Total Livable -	5165 SF
Attached Garage -	1042 SF
Mechanical -	40 SF
Front Porch -	45 SF
Level 1 Patio -	566 SF
Basement Patio -	542 SF
Primary Suite Deck -	83 SF
Driveway -	2398 SF
Lot Area -	33,105.6 SF
Disturbed area -	7,207 SF
Max Disturbed area -	50%
Proposed Disturbed area -	21.76%

**FLAGSTAFF ZONING AREA CALCULATIONS**

Lot Area -	33,105.6 SF
Max Lot Coverage -	35%
Proposed Lot Coverage -	5,037.1 SF (15.2%)

LOT COVERAGE

**Site Plan**  
 1/16" = 1'-0"

Site Drainage intent: Surface Drain, not intended to channelize beyond what naturally occurs

**Address sign**  
 Owner is responsible for expense and installation of a detached address sign with lighting. The following is required for the address sign:  
 -Constructed with a steel pedestal unit with lettering and lighting  
 -Address sign shall be "always on" when cell is active  
 -Numbers shall be back-lit through translucent material  
 -A pre-cast concrete base with 3/4" conduit is provided  
 -Each unit shall be equipped with a photocell control  
 Address sign shall be installed at 3'-6" from the driveway and 6' from the street pavement. Depending on site conditions, if the 6' street dimension is not feasible, the address sign may be placed up to 15' from the street pavement (as close to the 6' requirement as possible).

Driveway 2,398 sf  
 Block-Lite Cobblestone Pavers  
 Sonoran Blend  
 Grinder pump malfunction alarm to be visible from street



The Ranch Mine LLC  
 4340 E Indian School Rd.  
 Suite 21552  
 Phoenix, AZ 85018

480.399.5990  
 info@theranchmine.com  
 www.theranchmine.com

**Pine Canyon 344**  
 2911 S Solitaires Canyon Dr.  
 Flagstaff, AZ 86005



EXPIRES DEC 31 2024

phase:  
 Construction Documents

date of issue:  
 01.10.2024

rev no, date, description:  
 1 6/13/23 Prelim Design  
 Review R1  
 2 01/10/24 Final DRC

sheet contents:  
 architectural site plan  
 enlarged

sheet no:

**A-002**



**Site Plan Notes**

- G.C. to site verify all dimensions
- New plastic water, sewer, and gas line piping shall be installed with a yellow tracer wire (18 GA.) min. UPC 1211.1.7.
- All patios adjacent to house to be sloped away from house at 1/8" per foot.

**Keynotes**

- 01 Driveway paving
- 02 Address sign per HOA requirements
- 03 Grading per civil
- 04 Site walls with Stone Veneer (SV-1), max. 6' above grade
- 05 Architectural feature pergola at entry, with lights
- 06 8" Concrete curb

**Site Plan Legend**

- PROPERTY LINE
- SETBACK
- EASEMENT
- WATER LINE
- SEWER LINE
- GAS LINE
- ELECTRIC LINE
- FENCE
- WOOD DECKING
- DRIVEWAY PAVERS

**DRC AREA CALCULATIONS**

1st Floor Livable -	3180 SF
Basement Livable -	1985 SF
Total Livable -	5165 SF
Attached Garage -	1042 SF
Mechanical -	40 SF
Front Porch -	45 SF
Level 1 Patio -	566 SF
Basement Patio -	542 SF
Primary Suite Deck -	83 SF
Driveway -	2398 SF
Lot Area -	33,105.6 SF
Disturbed area -	7,207 SF
Max Disturbed area -	50%
Proposed Disturbed area -	21.76%

**FLAGSTAFF ZONING AREA CALCULATIONS**

Lot Area -	33,105.6 SF
Max Lot Coverage -	35%
Proposed Lot Coverage -	5,037.1 SF (15.2%)

LOT COVERAGE