

DESIGN CRITERIA:
2018 IRC
2018 IBC
FOR EXPOSURE C
WEATHERING: MODERATE
TERMITES: MODERATE TO HEAVY
SEISMIC DESIGN CATEGORY: "C"
GROUND SNOW LOAD 60 PSF
FROST DEPTH: 30"
ICE SHIELD UNDERLAYMENT: YES
CLIMATE ZONE: ZONE 5B
CODE COMPLIANCE: IRC 2018

SCOPE OF WORK:
1) CONVERT EXISTING ENTRY PATIO TO NEW ENTRY FOYER

2) EXPAND EXISTING ENTRY PATIO 12' - 0"

3) CONVERT DEN TO BEDROOM AND ADD NEW BATHROOM - THIS PORTION TO BE COMPLETED WITH A NEW PERMIT ONCE A HIGH OCCUPANCY HOUSING DEVELOPMENT CONDITIONAL USE PERMIT HAS BEEN ACQUIRED

4) RENOVATE EXISTING STAIRS

SHEET INDEX:
A1 - SITE PLAN
A2 - AS - BUILT FLOOR PLAN
A3 - EXISTING - NEW FLOOR PLANS
A4 - FRONT ELEVATION
A5 - FOUNDATION PLAN FOUNDATION DETAILS
A6 - ROOF PLAN CROSS SECTION ROOF DETAILS
A7 - ELECTRICAL PLAN

REVIEWED BY: Vance Peterson
DATE: 09/08/2021

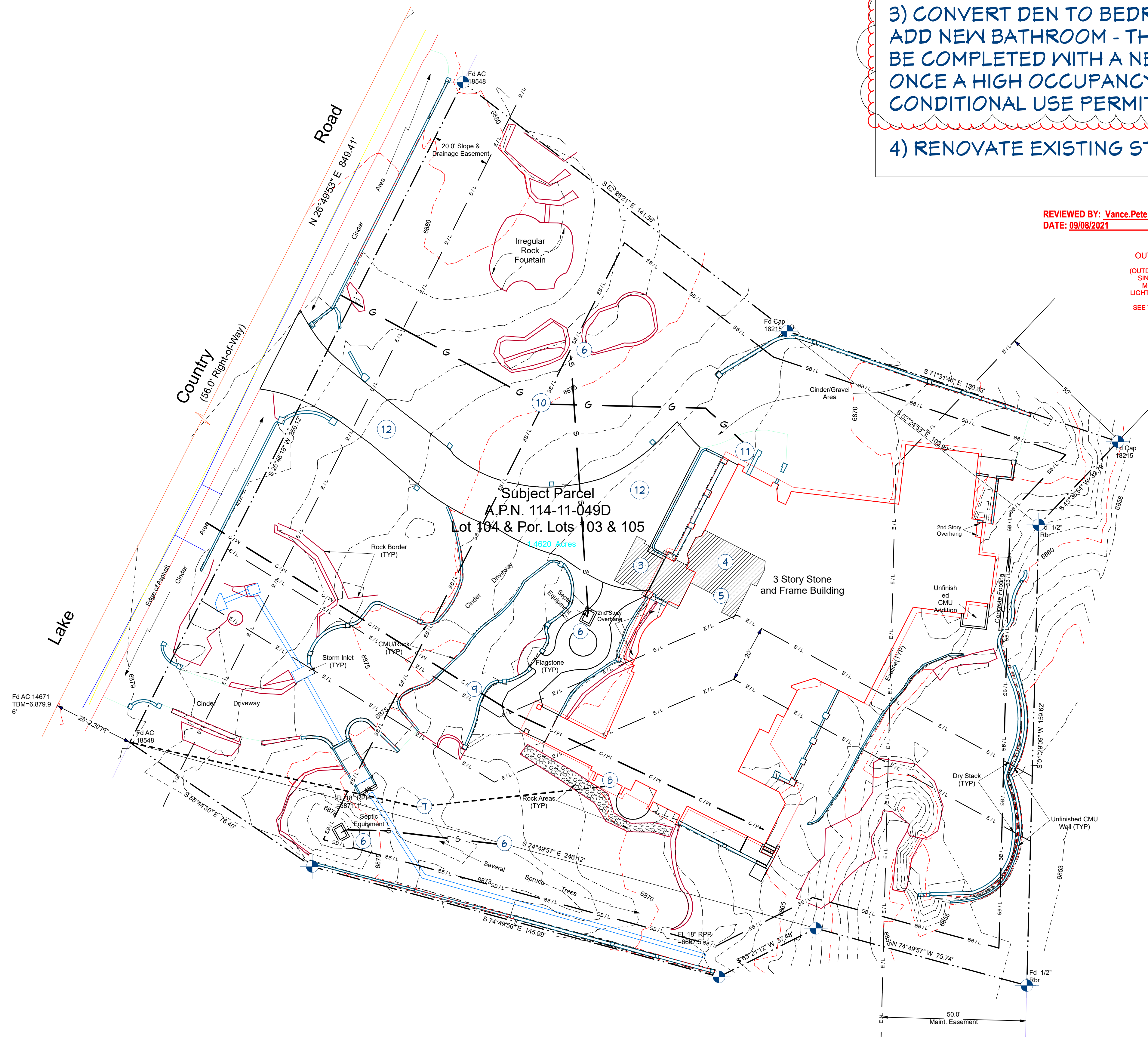
REVIEWED FOR CODE COMPLIANCE
City of Flagstaff
Building Safety Program

OUTDOOR LIGHTING REQUIREMENTS
ZONING CODE SECTION 10-50.70.050
(OUTDOOR LIGHTING STANDARDS) REQUIRES ALL SINGLE-FAMILY RESIDENCES TO INSTALL NO MORE THAN 10,000 LUMENS OF OUTDOOR LIGHTING IN THE FORM OF FULLY-SHIELDED AND PARTIALLY-SHIELDED FIXTURES.
SEE THIS CODE FOR COMPLIANCE STANDARDS.

APN - 114-11-049D

SETBACKS:
FRONT = 75'
INTERIOR SIDE = 10'
REAR = 10'

ZONING: RR



SITE PLAN NOTES

- 1 EXISTING S.F.R.
- 2 CITY OF FLAGSTAFF SETBACK LINE
- 3 NEW ENTRY/ ENTRY PATIO ADDITION
- 4 RENOVATED BEDROOM - NEW BATH
- 5 RENOVATED STAIR AREA
- 6 EXISTING SEPTIC AREA
- 7 EXISTING BURIED ELECTRIC LINE
- 8 EXISTING ELECTRICAL SERVICE ENTRANCE
- 9 EXISTING BURIED WATER LINE
- 10 EXISTING BURIED GAS LINE
- 11 EXISTING GAS METER LOCATION
- 12 EXISTING CONCRETE DRIVEWAY

SITE PLAN
1" = 20'

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. JIM ROTTER DRAFTING & DESIGN is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

NUMBER	DATE	REVISION BY	DESCRIPTION

SITE PLAN

HEBETS REMODEL
5015 E. LAKE COUNTRY RD
FLAGSTAFF, AZ

DRAWINGS PROVIDED BY:
JIM ROTTER DRAFTING & DESIGN
P.O. BOX 1611
CAMP VERDE, AZ 86022
PH# 423-956-1605
jrotterdrafting@gmail.com

DATE:
8/26/2021

SCALE:
1" = 20'

SHEET:
A1