

KEYED NOTES

- 1 TRASH ENCLOSURE (FENCE 5'-0" ABOVE GRADE)
- 2 RECYCLE
- 3 STONE & MASONRY SITE WALL
- 4 PAVESTONE PAVERS WITH ACCENTS OR AGGREGATE CONC.
- 5 ADDRESS SIGN PER PINE CANYON REQ.
- 6 PROPERTY LINE
- 7 SETBACK LINE
- 8 GRINDER PUMP
- 9 TREES TO BE REMOVED-denoted by 'X'
- 10 ALL OTHER TREES TO REMAIN
- 11 EXISTING ELEVATION POINTS (SEE CIVIL PLAN)
- 12 BARBEQUE
- 13 PLANTER
- 14 2' ROOF OVERHANG U.N.O.
- 15 UTILITY STUB OR LINE (UNDERGROUND)
- 16 SEWER SERVICE
- 17 EXTERIOR LIGHTING AT STONE ON MASONRY/ ENTRY PYLONS- SEE CALCS RIGHT
- 18 N/A
- 19 400 AMP SES PER APS REGULATIONS
- 20 GAS METER SHIELDED BY STEEL FENCE
- 21 2' MIN GARAGE OFFSET
- 22 SATELLITE LOCATION VERIFY WITH PINE CANYON DRC IN FIELD
- 23 SITE WALLS NOT TO EXCEED 6'-0" IN HEIGHT.
- 24 STEEL GATE @ TRASH ENCLOSURE
- 25 STEEL FENCE A/C ENCLOSURES W/STEEL GATE
- 26 WATER SERVICE

AREA CALCS	
LOWER FLOOR LIVABLE	1,962
UPPER FLOOR LIVABLE	3,413
TOTAL LIVABLE	5,375
GARAGES/STORAGE	1,386
COVERED ENTRY	142
COVERED PATIOS	735
TOTAL NON-LIVABLE	2,263
TOTAL UNDER ROOF	5,616
TOTAL W/OVERHANGS	6,649
TOTAL LOT SIZE	APPROX. 35,684
TOTAL BLDG. ENV.	APPROX. 16,989
DRIVEWAY DISTURBANCE	2,381
DRIVEWAY/LOT PCT.	$\frac{2381}{35684} = 6.7\%$
HOUSE ALLOWANCE	35,684 X 35% = 12,489 OR
DISTURBANCE ALLOWED	10,000
TOTAL DISTURBANCE	8,993 S.F.

SEE KEYED NOTES AT LEFT CORNER PAGE

- 2 DRIVEWAY AND PATHS; DRIVEWAY AND PATHS MAY BE LIT WITH DOWNWARD FACING, LOW INTENSITY LIGHTS MOUNTED ON SHORT POLLS (1 TO 3 FT MAX.) ADJACENT TO THE DRIVEWAY OR PATH
- 3 SECURITY LIGHTING; EMERGENCY LIGHTING SHALL BE TIMER CONTROLLED TO CYCLE OFF IN 20 MINUTES OR LESS. SECURITY LIGHTING SHALL BE CIRCUITED AND CONTROLLED SEPARATELY FROM ANY OTHER LIGHTS.
- 4 THE MAXIMUM WATTAGE OF ANY EXTERIOR LIGHT FIXTURE SHALL BE 75 WATTS.
- 5 LIGHT SOURCES (LAMPS AND BULBS) OF ALL EXTERIOR LIGHTING MUST BE COMPLETELY SHIELDED FROM VIEW TO ELIMINATE GLARE FROM A NORMAL STANDING POSITION FROM ANY NEIGHBORING LOT OR COMMON AREA. ALL FIXTURES MUST BE IN COMPLIANCE WITH THE CITY OF FLAGSTAFF DARK SKY ORDINANCE.
- 6 ALL EXTERIOR LIGHTS SHALL BE AIMED DOWNWARD WITHIN 10 DEGREES OF VERTICAL.

14 SCENCE LIGHTS - INCANDESCENT @ 15W/3 LED = 210W/42 LED
 7 LED CAN LIGHTS - HALOGEN @ 15W/3 LED = 105W/21 LED
 RECESSED LIGHTS X 25 = 60 LUMENS
 14 SCENCE LIGHTS X 270 LUMENS = 3,780 LUMENS
 7 RECESSED LIGHTS X 60 LUMENS = 420 LUMENS
 2 POLE LIGHTS X 300 LUMENS = 600 LUMENS
 TOTAL EXTERIOR LIGHTING = 4,800 LUMENS

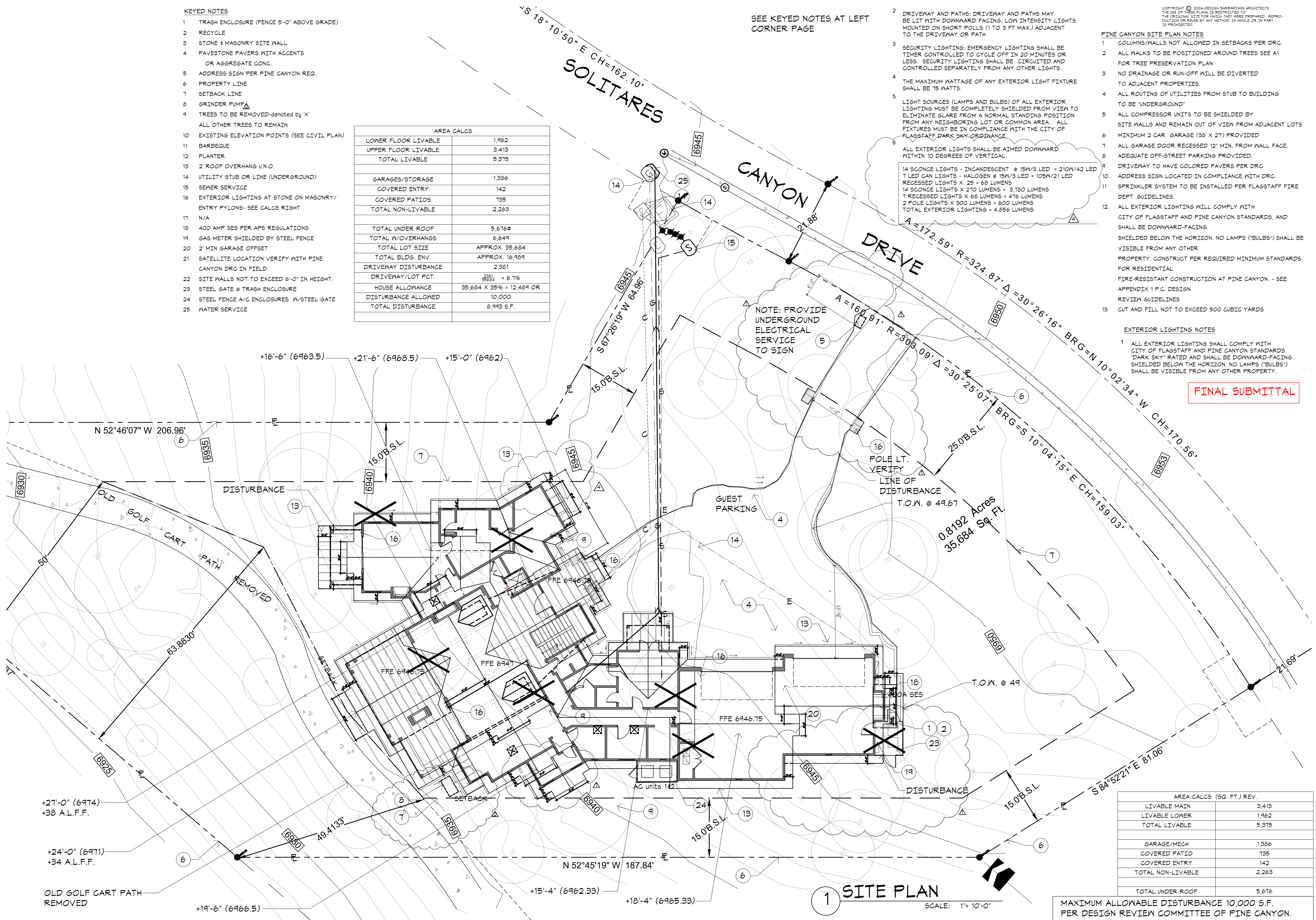
PINE CANYON SITE PLAN NOTES

- 1 COLUMNS/WALLS NOT ALLOWED IN SETBACKS PER DRC.
- 2 ALL WALKS TO BE POSITIONED AROUND TREES SEE A1 FOR TREE PRESERVATION PLAN
- 3 NO DRAINAGE OR RUN-OFF WILL BE DIVERTED TO ADJACENT PROPERTIES.
- 4 ALL ROUTING OF UTILITIES FROM STUB TO BUILDING TO BE 'UNDERGROUND'
- 5 ALL COMPRESSOR UNITS TO BE SHIELDED BY SITE WALLS AND REMAIN OUT OF VIEW FROM ADJACENT LOTS
- 6 MINIMUM 2 CAR GARAGE (98' X 21') PROVIDED
- 7 ALL GARAGE DOOR RECESSED 12" MIN. FROM WALL FACE.
- 8 ADEQUATE OFF-STREET PARKING PROVIDED.
- 9 DRIVEWAY TO HAVE COLORED PAVERS PER DRC
- 10 ADDRESS SIGN LOCATED IN COMPLIANCE WITH DRC.
- 11 SPRINKLER SYSTEM TO BE INSTALLED PER FLAGSTAFF FIRE DEPT. GUIDELINES.
- 12 ALL EXTERIOR LIGHTING WILL COMPLY WITH CITY OF FLAGSTAFF AND PINE CANYON STANDARDS, AND SHALL BE DOWNWARD-FACING SHIELDED BELOW THE HORIZON. NO LAMPS ('BULBS') SHALL BE VISIBLE FROM ANY OTHER PROPERTY. CONSTRUCT PER REQUIRED MINIMUM STANDARDS FOR RESIDENTIAL
- 13 FIRE-RESISTANT CONSTRUCTION AT PINE CANYON. - SEE APPENDIX 1 P.C. DESIGN REVIEW GUIDELINES
- 14 CUT AND FILL NOT TO EXCEED 500 CUBIC YARDS

EXTERIOR LIGHTING NOTES

- 1 ALL EXTERIOR LIGHTING SHALL COMPLY WITH CITY OF FLAGSTAFF AND PINE CANYON STANDARDS. 'DARK SKY' RATED AND SHALL BE DOWNWARD-FACING SHIELDED BELOW THE HORIZON. NO LAMPS ('BULBS') SHALL BE VISIBLE FROM ANY OTHER PROPERTY.

FINAL SUBMITTAL



AREA CALCS (SQ. FT.) REV.	
LIVABLE MAIN	3,413
LIVABLE LOWER	1,962
TOTAL LIVABLE	5,375
GARAGE/MECH	1,386
COVERED PATIO	735
COVERED ENTRY	142
TOTAL NON-LIVABLE	2,263
TOTAL UNDER ROOF	5,616

MAXIMUM ALLOWABLE DISTURBANCE 10,000 S.F. PER DESIGN REVIEW COMMITTEE OF PINE CANYON.

DEL GHIACCIO
 2023-21

DESIGN BARBARIANS ARCHITECTS
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DEL GHIACCIO RESIDENCE
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DATE ISSUED: 7-31-24

REVISIONS

6-12-24	REVISED
7-30-24	PCDR
8-22-24	REVISED
9-20-24	REVISED

JOB NO.: 2023-21
TITLE: SITE PLAN

SHEET
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