

**EXISTING SITE INFO**

ADDRESS: 603 W. BIRCH AVE  
FLAGSTAFF, AZ 86001  
OWNER: CHRISTOPHER & SHERRILL WELLER  
1410 N AZTEC DR FLAGSTAFF, AZ 86001  
USE: DWELLING, DUPLEX  
APN: 100-16-009B  
ZONING: R1N  
OVERLAY ZONE: FLAGSTAFF TOWNSITE OVERLAY (TOZ)  
HISTORIC ZONE: FLAGSTAFF TOWNSITE HISTORIC RESIDENTIAL DISTRICT  
SETBACKS: FRONT- 15'  
SIDE- 6'  
REAR- 15'  
MAX HEIGHT: 25'-0" (TOWNSITE) 16'-0" (SECONDARY STRUCTURES)  
E.T.R. DUPLEX HEIGHT: 19'-0"  
LOT AREA: 6,970 S.F. (.16 ACRE)  
FLOOD ZONE: ZONE X (UNSHADED)  
LIGHTING ZONE: ZONE II  
E.T.R. DUPLEX: CONSTRUCTED IN 1912

**PROJECT DATA**

EXISTING USE: DWELLING, DUPLEX  
PROPOSED USE: SFD  
CONSTRUCTION TYPE: 5-B  
STORIES: 1  
GAS SERVICE: UTILITY  
ELECTRIC SERVICE: UTILITY  
WATER SUPPLY: CITY  
FIRE PROTECTION: NO SPRINKLERS  
EXTERIOR LIGHTING: TO BE APPROVED AT BUILDING PERMIT  
PARKING: 2 PER SFD : 2 SPACES  
1 PER ATTACHED ADU: 1 SPACE  
1 PER DETACHED ADU: 1 SPACES  
TOTAL: 4 SPACES  
PARKING PROVIDED: 4 SPACES

**AREA CALCULATIONS**

PARCEL AREA: 6,970 SF  
EXISTING  
E.T.R. SFD: 650 SF  
E.T.R. ATTACHED ADU: 650 SF  
DEMOLISHED GARAGE: 540 SF  
TOTAL E.T.R. FOOTPRINT: 1,301  
PROPOSED ADDITION  
PROPOSED ADU: 715 SF  
PROPOSED COVERED PATIO: 27 SF  
TOTAL: 742  
TOTAL LIVABLE AREA: 2,016 SF

**PROJECT DESCRIPTION**

THIS PROJECT PROPOSES THE CONSTRUCTION OF A NEW ADU ON A LOT WITH AN EXISTING DUPLEX THAT IS BEING RECLASSIFIED AS A SINGLE FAMILY DWELLING WITH AN ATTACHED ADU.

**PROJECT TEAM**

DESIGNER  
POSNER ARCHITECTURAL DESIGN, LLC  
AUSTIN POSNER  
a.posner@posner-arc.com  
(928)864-9818

STRUCTURAL ENGINEER  
T.B.D.

**PARCEL/BUILDING OWNER**

CHRISTOPHER & SHERRILL WELLER  
1410 N AZTEC DR FLAGSTAFF, AZ 86001  
(904) 955-4856

CONTRACTOR  
T.B.D.

**APPLICABLE CODES**

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)  
2018 INTERNATIONAL MECHANICAL CODE (IMC)  
2018 INTERNATIONAL PLUMBING CODE (IPC)  
2018 INTERNATIONAL FUEL GAS CODE (IFGC)  
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
2017 NATIONAL ELECTRICAL CODE (NEC)  
CITY OF FLAGSTAFF CODES & ORDINANCES  
FLAGSTAFF TOWNSITE OVERLAY

**STORMWATER**

DRAINAGE STATEMENT  
THIS PROJECT DOES NOT PROPOSE ADDITIONAL IMPERVIOUS AREAS IN EXCESS OF 5,000 SF THERE WILL BE NO INCREASE IN POTENTIAL DAMAGE TO ADJACENT PROPERTIES. ON THE ADDITION, STORMWATER WILL BE HANDLED USING RAINGUTTERS ATTACHED TO DOWNSPOUTS IN RAINWATER HARVESTING TANKS. WHERE NOT AFFECTED BY THE WORK, SURFACE DRAINAGE WILL REMAIN AS EXISTING. THE PARKING AREAS SHOWN WILL BE COVERED IN GRAVEL

IMPERVIOUS SURFACE	
EXISTING IMPERVIOUS SF	
(E) STRUCTURE:	1,901 SF
(E) SIDEWALKS:	108 SF
(E) STEPS:	20 SF
(E) CONCRETE PATIO (DEMO)	160 SF
(E) CONCRETE PATIO:	130 SF
(E) GARAGE (DEMO):	540 SF
(E) GRAVEL PARKING (DEMO 336 SF) :	920 SF
TOTAL EXISTING IMPERVIOUS SURFACE	3,619 SF
PROPOSED IMPERVIOUS SF	
PROPOSED CASITA:	715 SF
PROPOSED PATIOS:	117 SF
PROPOSED PAVER PATIO (REPLACES DEMO PATIO):	90 SF
PROPOSED CONCRETE DRIVEWAY (REPLACES SOME GRAVEL DRIVE):	336 SF
TOTAL PROPOSED IMPERVIOUS SURFACE	1,258 SF
SUBTRACT EXISTING SURFACES TO BE REPLACED:	
292 SF OF NEW IMPERVIOUS SURFACE	
TOTAL IMPERVIOUS SURFACE:	3,911 SF

**COMMON SPACE AREA**

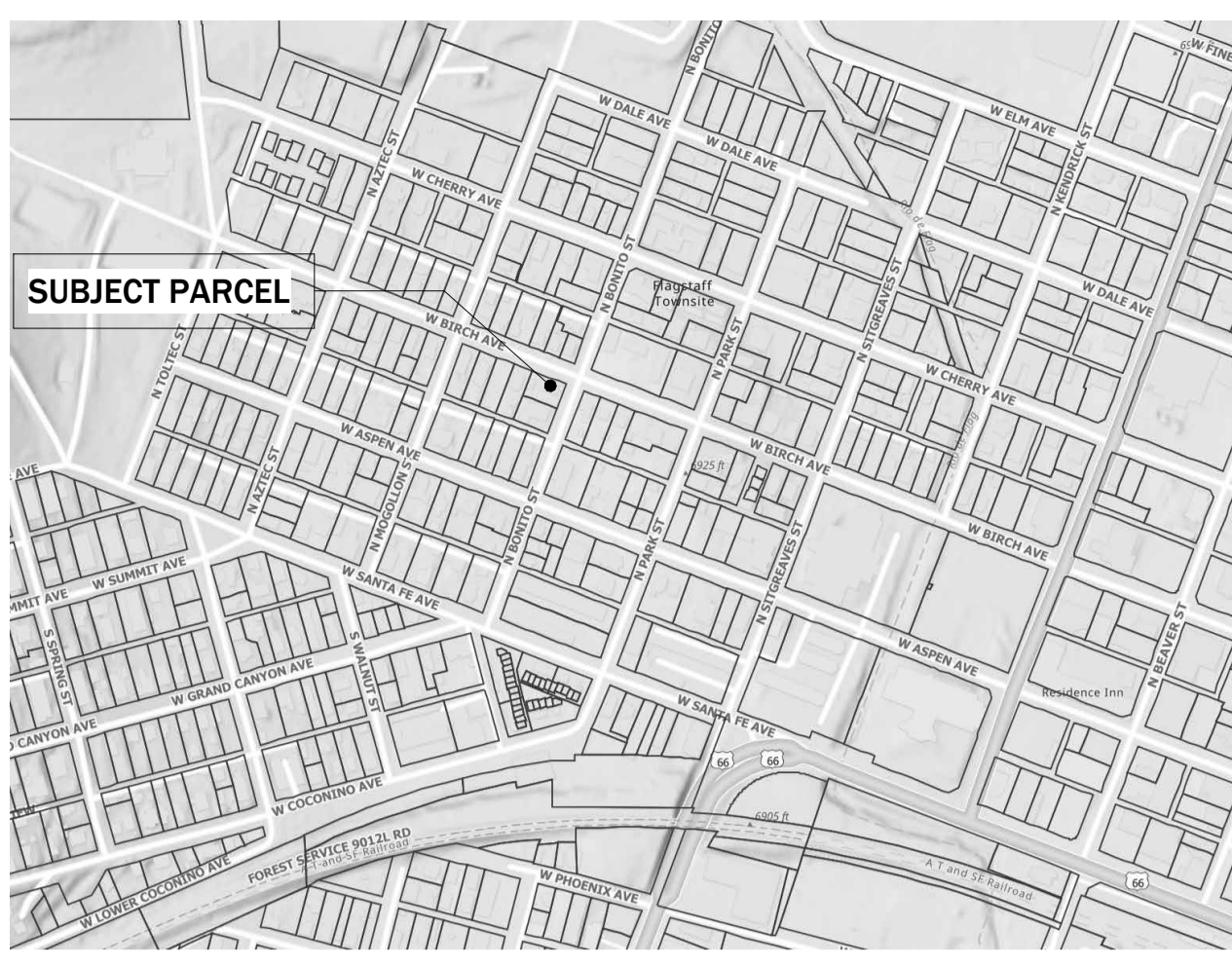
REQUIRED COMMON SPACE: 15% PARCEL (1,045 SF)  
PROPOSED COMMON SPACE: 1,060 SF (SEE SITEPLAN)

**CONTINUOUS YARD AREA**

REQUIRED CONTINUOUS YARD: 1,000 SF MIN. PER TOWNSITE  
PROPOSED COMMON SPACE: 1,060 SF (SEE SITEPLAN)

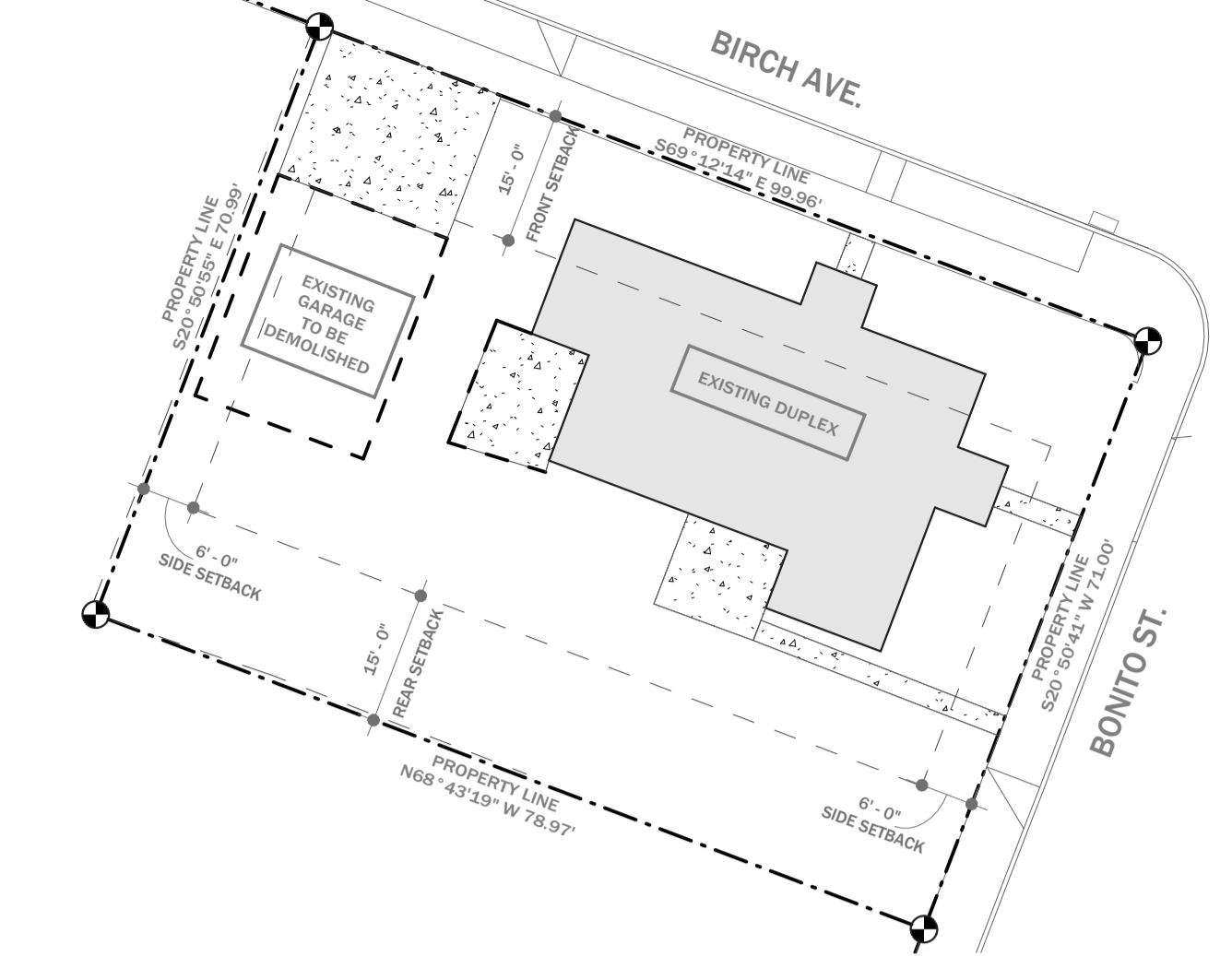
**DRAWING INDEX**

- A0.0 COVER SHEET
- A1.0 FLOOR PLAN
- A1.1 ROOF PLAN
- A2.0 ELEVATIONS
- A2.1 ELEVATIONS
- A4.0 MATERIAL BOARD



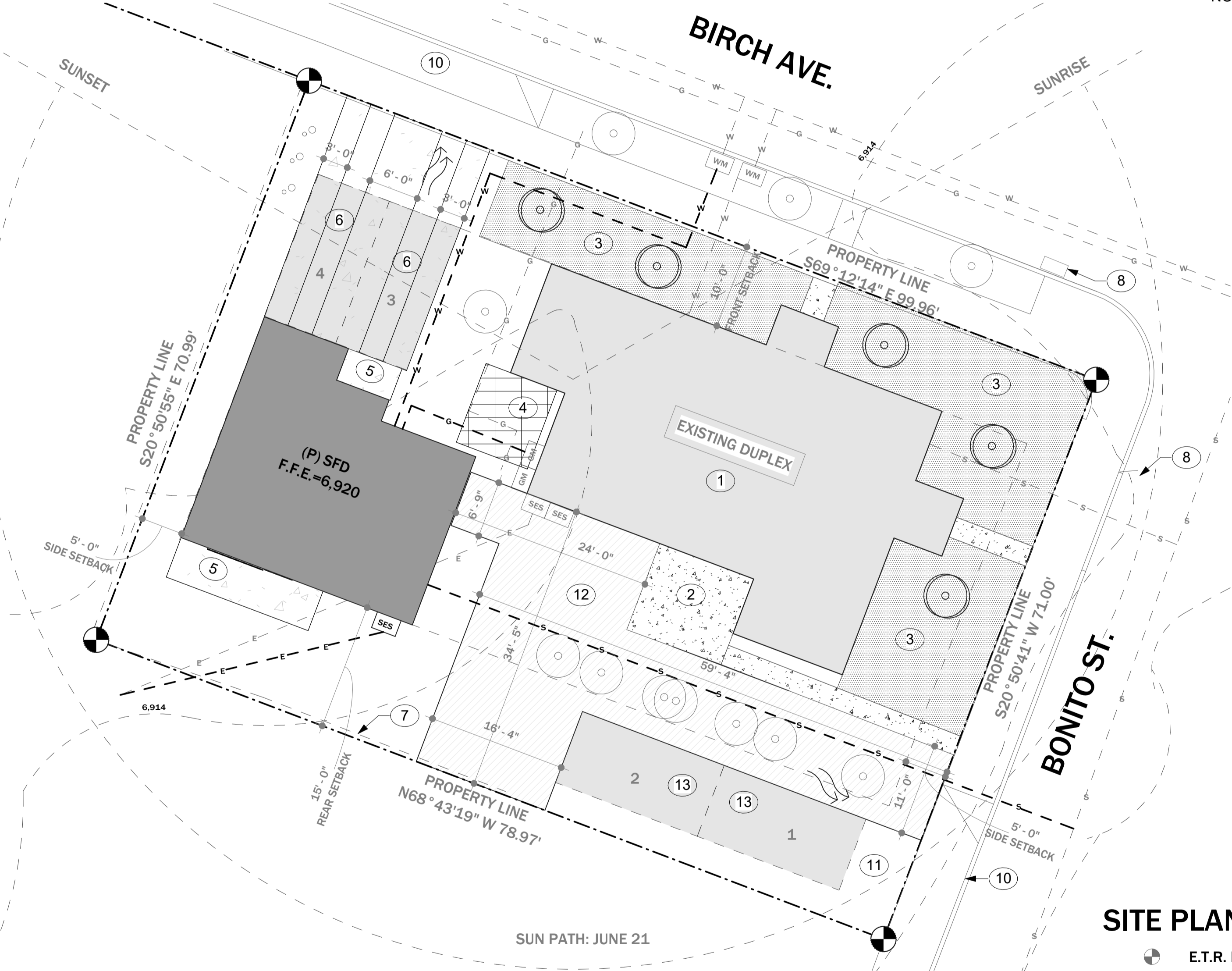
**VICINITY MAP**

N.T.S. NORTH



**SITE PLAN EXIST (R1N)**

SCALE: 1" = 20'-0" NORTH



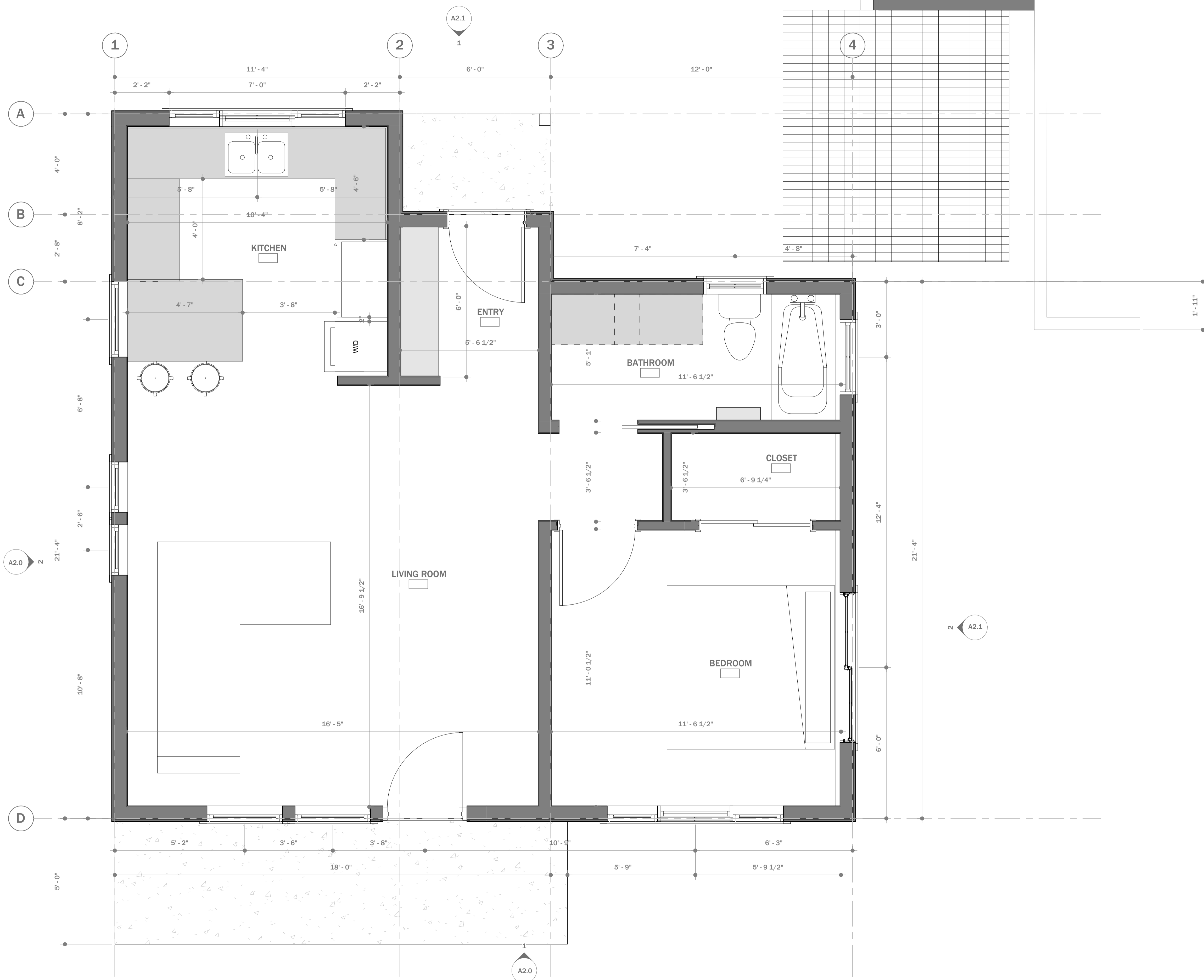
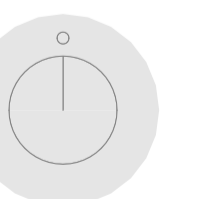
**PROPOSED SITE PLAN (MR)**

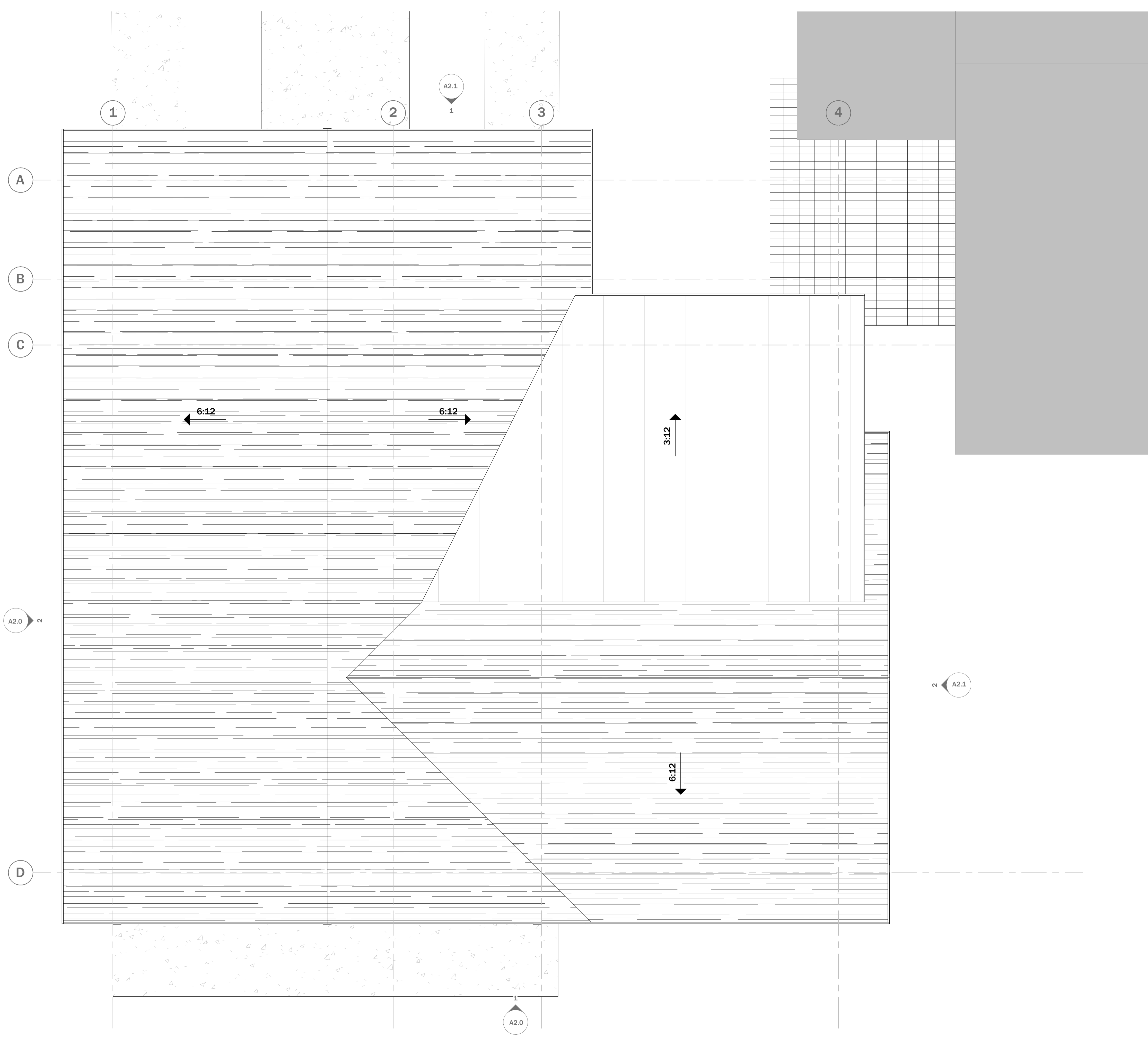
SCALE: 1" = 10'-0" NORTH

**SITE PLAN LEGEND**

- ⊕ E.T.R. PROPERTY CORNER
- SES NEW ELECTRIC SERVICE ENTRANCE
- SES E.T.R. ELECTRIC SERVICE ENTRANCE
- GM E.T.R. GAS METER
- WM E.T.R. WATER METER
- E- NEW OVERHEAD ELECTRIC LINE
- E- E.T.R. OVERHEAD ELECTRIC LINE
- G- NEW GAS LINE
- G- E.T.R. GAS LINE
- W- NEW WATER LINE
- W- E.T.R. WATER LINE
- S- NEW SEWER LINE
- S- E.T.R. SEWER LINE
- ~ DRAINAGE PATH

KEYNOTES	
NOTE	VALUE
1	E.T.R. DUPLEX
2	E.T.R. CONCRETE PATIO
3	PROPOSED LANDSCAPE AREA, SEE LANDSCAPE CALCULATION ON SHEET A0.1
4	PROPOSED PAVER PATIO
5	PROPOSED CONCRETE PATIO
6	3 FOOT WIDE CONCRETE STRIPS OVER ABC FOR PROPOSED DRIVEWAY AND 9'X18'PARKING SPACES FOR EXISTING DUPLEX
7	E.T.R. FENCE
8	STORM DRAIN INLET
10	E.T.R. CURB CUT FOR PARKING SPACES
11	E.T.R. GRAVEL DRIVEWAY
12	CONTINUOUS YARD SPACE/, SEE CALCULATION ON SHEET A0.0
13	PROPOSED GRAVEL 9'X18' DOUBLE LOADED PARKING SPACE FOR PROPOSED CASITA

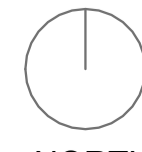




1

**ROOF PLAN**

SCALE: 1/2" = 1'-0"



NORTH

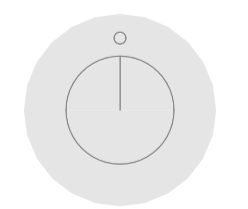
Project No. 2024-03  
APN 100-16-009B

02/23/2024

HPC-C REVIEW 02-23-24

Notes

Project North



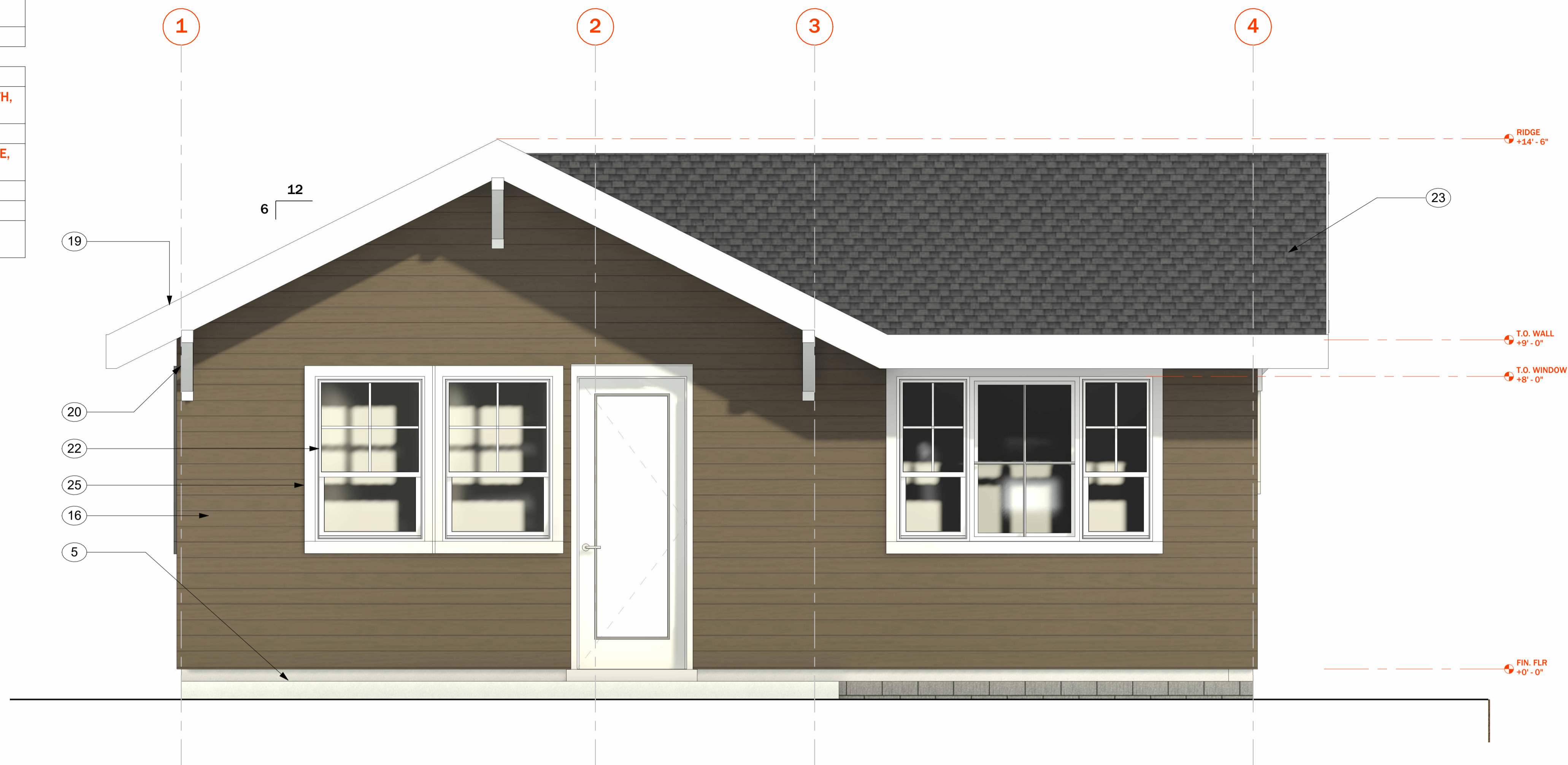
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**ROOF PLAN**

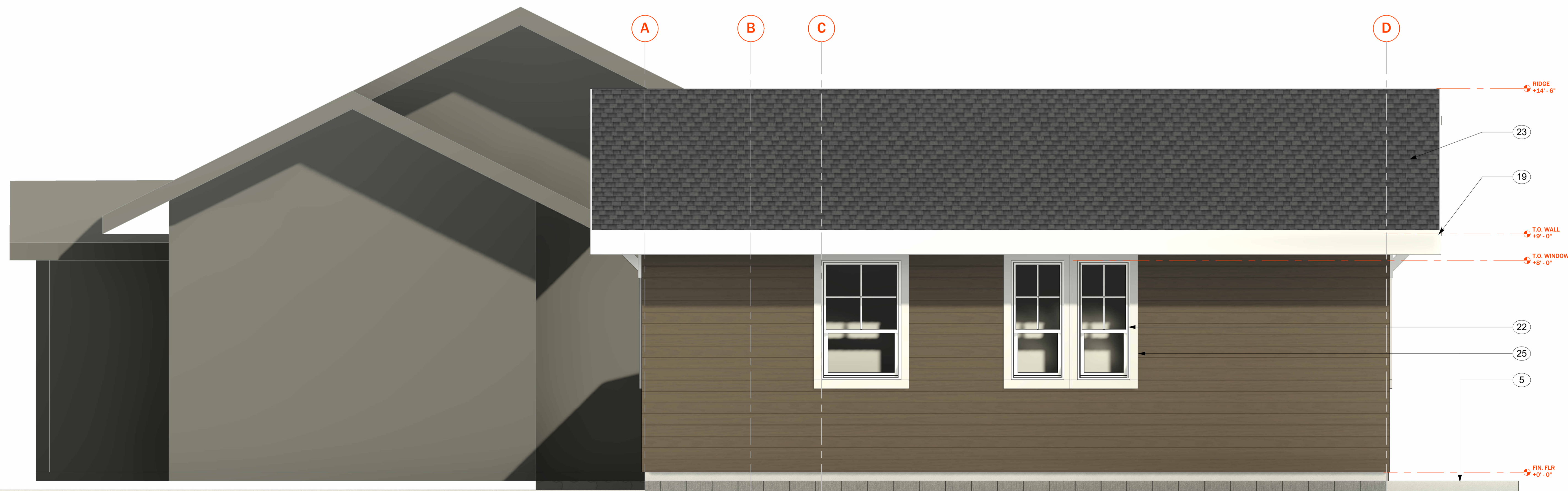
**A1.1**

Sheet No. ©2021

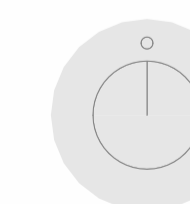
KEYNOTES	
NOTE	VALUE
5	PROPOSED CONCRETE PATIO
16	PROPOSED COMPOSITE LAP SIDING, HARDIE PLANK BRAND IN SMOOTH FINISH, 5.25 INCH WIDTH, PAINT WITH 2 COATS OF PAINT IN BENJAMIN MOORE NORTHWOOD BROWN, LRV 13.4
19	12 INCH COMPOSITE FASCIA, PAINT IN BENJAMIN MOORE SPANISH WHITE, LRV 76.28
20	DECORATIVE CORBELS TO MATCH EXISTING DUPLEX, PAINT IN BENJAMIN MOORE SPANISH WHITE, LRV 76.28
22	PROPOSED WINDOWS AND DOORS BY ANDERSON IN WHITE
23	PROPOSED SHINGLE ROOF BY LANDMARK IN CHARCOAL BLACK
25	PROPOSED 4 INCH DOOR AND WINDOW TRIM, PAINT IN BENJAMIN MOORE SPANISH WHITE, LRV 76.28



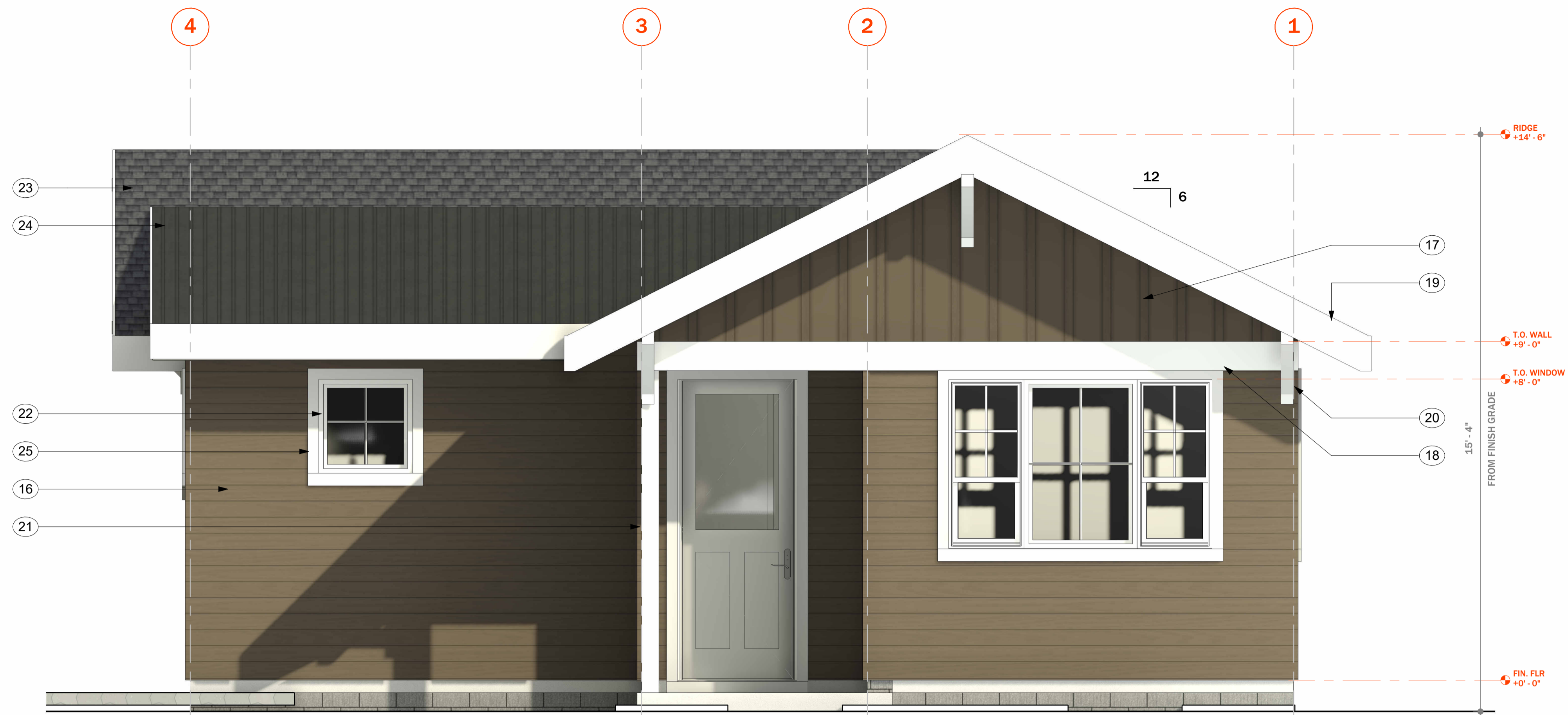
**1 REAR (SOUTH) ELEVATION**  
SCALE: 1/2" = 1'-0"



**2 SIDE (WEST) ELEVATION**  
SCALE: 1/2" = 1'-0"



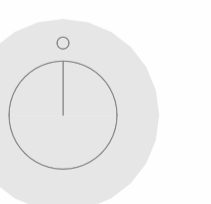
KEYNOTES	
NOTE	VALUE
16	PROPOSED COMPOSITE LAP SIDING, HARDIE PLANK BRAND IN SMOOTH FINISH, 5.25 INCH WIDTH, PAINT WITH 2 COATS OF PAINT IN BENJAMIN MOORE NORTHWOOD BROWN, LRV 13.4
17	PROPOSED COMPOSITE BOARED AND BATTEN SIDING, HARDIE PANEL IN SMOOTH FINISH, PAINT WITH 2 COATS OF PAINT IN BENJAMIN MOORE NORTHWOOD BROWN, LRV 13.4
18	12 INCH TRIM BOARD, PAINT WITH 2 COATS OF PAINT IN BENJAMIN MOORE SPANISH WHITE, LRV 76.28
19	12 INCH COMPOSITE FASCIA, PAINT IN BENJAMIN MOORE SPANISH WHITE, LRV 76.28
20	DECORATIVE CORBELS TO MATCH EXISTING DUPLEX, PAINT IN BENJAMIN MOORE SPANISH WHITE, LRV 76.28
21	POST AND BEAM, PAINT IN BENJAMIN MOORE SPANISH WHITE, LRV 76.28
22	PROPOSED WINDOWS AND DOORS BY ANDERSON IN WHITE
23	PROPOSED SHINGLE ROOF BY LANDMARK IN CHARCOAL BLACK
24	PROPOSED METAL ROOF BY WESTERN STATES IN CHARCOAL GRAY
25	PROPOSED 4 INCH DOOR AND WINDOW TRIM, PAINT IN BENJAMIN MOORE SPANISH WHITE, LRV 76.28



**1 FRONT (NORTH) ELEVATION**  
SCALE: 1/2" = 1'-0"



**2 SIDE (EAST) ELEVATION**  
SCALE: 1/2" = 1'-0"



# Northwood Brown

1000

A balanced, easygoing brown with a warm, organic quality.

LRV 13.41

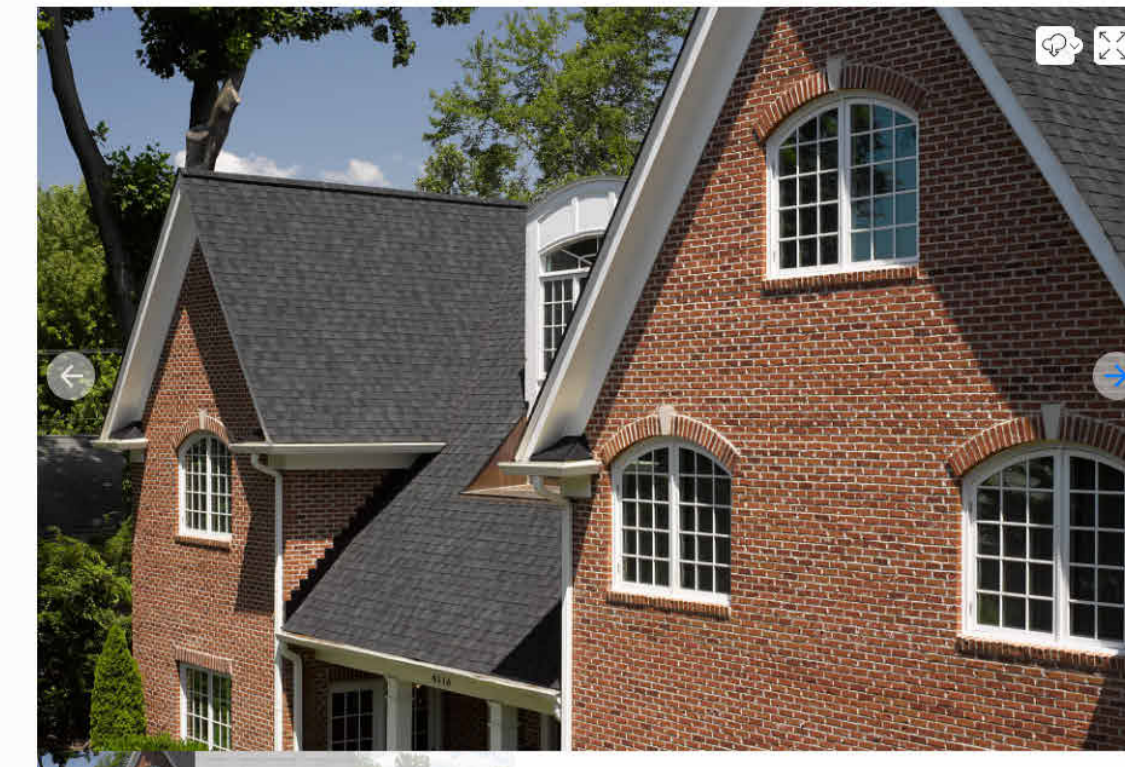
# Spanish White

943

The barest touch of cream brings Old World elegance to this soft shade of white.

LRV 76.28

Also Known As  
OC-35



**Landmark®**  
Landmark shingles provide durability and aesthetics. They feature Class A fire resistance and StreakFighter® algae resistance, with a multi-layer design and various colors.

Showing product availability in

Colors (21)  
Click on the color swatches below to see the selected products in the gallery.

[2024 Limited Warranty - Asphalt Shingle - Residential](#) | [Brochure - Integrity Roof System](#)  
[Installation Guide - Landmark Series](#) | [Warranty - SureStart](#)

[VIEW DOCUMENTS](#)

## BODY PAINT

MFR: BENJAMIN MOORE  
COLOR: NORTHWOOD BROWN  
LRV: 13.41

## ACCENT AND TRIM PAINT

MFR: BENJAMIN MOORE  
COLOR: SPANISH WHITE  
LRV: 76.28

## ROOF 1

MFR: CERTAINTEED  
MTL: ASPHALT SHINGLE  
STYLE: LANDMARK  
COLOR: CHARCOAL BLACK

**WESTERN STATES METAL ROOFING**  
(877) 787-5467 | WESTERNSTATESMETALROOFING.COM

**STANDARD COLORS (PVDF)**

Colors represented on this chart may not exactly match actual material. All colors should be verified using actual metal samples.

**STANDARD COLORS:**

Regal Blue	Royal Blue	Slate Blue	Regal Red	Colonial Red	Terra Cotta	Classic Green
Matte Black	Dark Bronze	Medium Bronze	Mansard Brown	Burnished Slate	Charcoal Gray	Gun Metal Gray
Slate Gray	Dolphin Gray	Dove Gray	Ash Gray	Desert Tan	Sandstone	Almond

**PREMIUM COLORS – METALLIC FINISH:**

Bone White	Regal White	Silver Metallic <sup>1</sup>	Zinc Metallic <sup>2</sup>	Champagne <sup>1</sup>	Copper Penny <sup>1</sup>
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<sup>1</sup>This material is batch sensitive and directional. Do not mix batches or coil lots. Premium Colors. Slightly higher prices.

Phoenix: (602) 495-0048 | sales@westernstatesmetalroofing.com  
Tucson: (520) 574-4247 | Washington: (509) 418-2833 | Texas: (972) 843-4343

**Find your style**

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

**Select your siding texture**

Select Cedar®	Smooth	Beaded Select Cedar®	Beaded Smooth
Unavailable in your area	Unavailable in your area	Custom Colonial Roughsawn	Custom Colonial Smooth

**Select your color collection**

Statement Collection®	Magnolia Home   James Hardie Collection	Primed for Paint
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Primed for Paint product samples are not available. Please check with your contractor or local dealer for availability in your area.

**Find your style**

Your home is a blank canvas. Experiment with a variety of Hardie® Panel siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

**Select your siding texture**

Select Cedar®	Smooth	Steno®	Unavailable in your area	Stucco
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**Select your color collection**

Statement Collection®	Magnolia Home   James Hardie Collection	Primed for Paint
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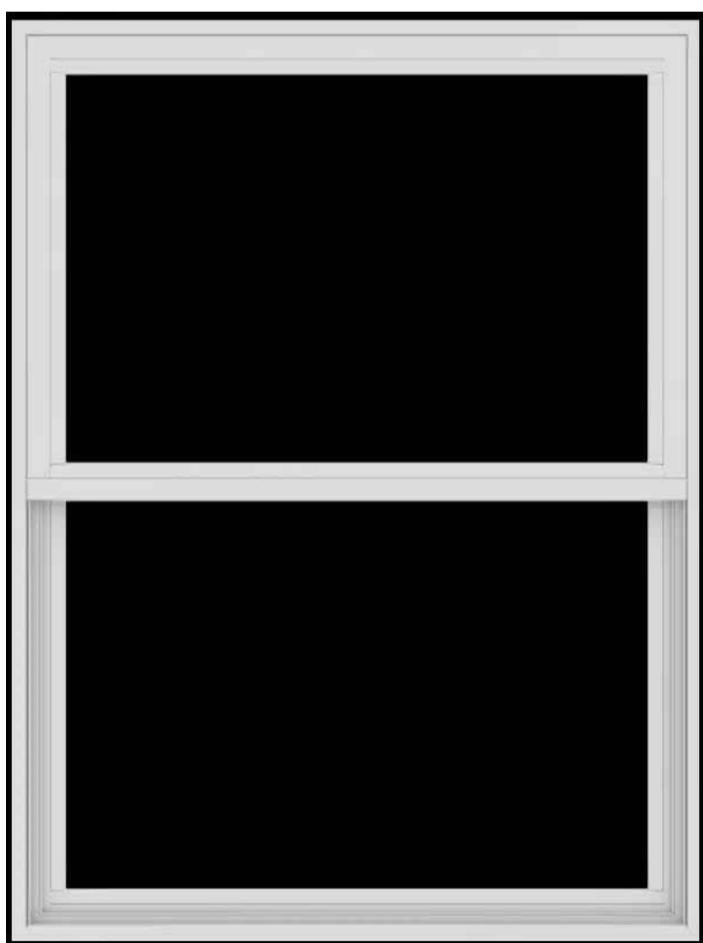
Primed for Paint offers unlimited color opportunities for your home's exterior. Primed and ready for field painting. It's a durable, high-performance canvas for your vision.

## ROOF 2

MFR: WESTERN STATES  
MTL: METAL  
STYLE: STANDING SEAM 1.75" SNAP LOCK  
COLOR: MATTE CHARCOAL GRAY

## LAP SIDING

MFR: JAMES HARDIE  
MTL: COMPOSITE  
STYLE: SMOOTH DFINISH PRIMED FOR PAINT  
COLOR: NORTHWOOD BROWN



## WINDOWS

MFR: PELLA IMPERVIA  
MTL: COMPOSITE  
COLOR: WHITE

## BOARD AND BATTEN SIDING

MFR: JAMES HARDIE  
MTL: COMPOSITE  
STYLE: PLANK, SMOOTH FINISH  
COLOR: NORTHWOOD BROWN



## DOORS

MFR: PELLA  
MTL: WOOD  
COLOR: BENJAMIN MOORE SPANISH WHITE, LRV 76.28

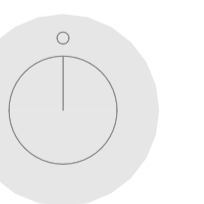
Project No. 2024-03  
APN 100-16-0098

02/23/2024

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Notes

Project North



Scale

MATERIAL BOARD

**A4.0**