



City of Flagstaff

Community Development Division

211 W. Aspen Ave P: (928) 213-2618
 Flagstaff, AZ 86001 F: (928) 779-7684
 www.flagstaff.az.gov

HPC-C

Date Received	Application to Heritage Preservation for a Certificate within an Overlay		File Number
Property Owner(s) <small>AVERBECK FAMILY TRUST CONTACT: GEORGE AVERBECK & HOLLY AVERBECK</small>	Title	Phone 928-310-9084	Email geoaverbeck@earthlink.net, hollyjgramm@gmail.com
Mailing Address PO BOX 22446		City, State, Zip FLAGSTAFF, AZ 86002	
Applicant UPDESIGN STUDIO (ANNE MEAD, A.O.R.)	Title	Phone 520-780-8746	Email updesign.anne@gmail.com
Mailing Address 304 S. ELDEN ST. SUITE 3		City, State, Zip FLAGSTAFF, AZ 86001	
Property Interest of Applicant(s) (Owner, contractual interest, or agent) AGENT, A.O.R.			
Site Address 402 W BIRCH AVE		City, State, Zip FLAGSTAFF, AZ 86001	
Project Name Averbeck ADU			
Parcel Number(s) 100-11-013		Zoning District(s), including Overlays COMMUNITY COMMERCIAL (CC), TOZ - TOWNSITE OVERLAY	
Property Information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Listed individually on the National or Arizona Register of Historic Places? (Name: _____)	
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Located in a National Register Historic District? (Name: _____) <small>FLAGSTAFF TOWNSITE HISTORIC RESIDENTIAL DISTRICT</small>	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is a structure on the property considered contributing to the District?	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Located in a Historic or Landmark Overlay? (Name: _____) <small>TOZ - TOWNSITE OVERLAY</small>	
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is the structure over 50 years old at the time of application?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does this application include review of a sign in an overlay or the Central Sign District?		
Type of HPC Application Requested:	<input type="checkbox"/> Certificate of No Effect (May be reviewed by the Heritage Preservation Officer or the Commission) <input checked="" type="checkbox"/> Certificate of Appropriateness (Must be reviewed by the Heritage Preservation Commission) <input type="checkbox"/> Certificate of Economic Hardship (Must be reviewed by the Heritage Preservation Commission)		
Note: Applications which are incomplete or not accompanied by the required information will not be accepted.			
Property Owner Signature: 	Date: 09/23/25	Applicant Signature: 	Date: 9/24/2025
For City Use			
Date Filed: _____		HPC Hearing Date: _____	
Fee Receipt #: _____		Amount: _____	Date: _____
Action by HPC:			
<input type="checkbox"/> Consent Approval by HPO		<input type="checkbox"/> Denied	
<input type="checkbox"/> Approved		<input type="checkbox"/> Continued	
<input type="checkbox"/> Approved with Conditions			
		Staff Initial: _____	Date: _____

Submittal Requirements

An application to the Heritage Preservation Commission and Historic Preservation Officer shall contain at least the following information:

1. Completed Application including all signatures and payment of fees. If applying for multiple types of HPC reviews only one fee is collected at the time of the first application for the same work.
2. An electronic copy and one copy of drawings or documents as needed to describe the proposal, which may include a Site Plan, Floor Plans, Exterior Elevations, Building Sections, Exterior Details, Lighting Plan, and a Landscape Plan. All drawings shall be drawn to scale and dimensioned and shall clearly and accurately represent the natural and built conditions of the context area and the project, including both existing conditions and proposed work.
3. Photographs of the context, including the property, surrounding properties, and the neighborhood.
4. A Color Board depicting all exterior materials and finishes associated with the work (if requested).
5. A list of related permits and development applications that have been or will need to be submitted.
6. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
7. Statement of approval from a subdivision or property owners association, if applicable.
8. Any other information which the applicant feels would be helpful and/or pertinent to the request.
9. Any other information as may be required by the Historic Preservation Officer or Heritage Preservation Commission to assist in the review of the requested application.

Timing of Submission and Completeness Review

The Heritage Preservation Commission meets to review applications monthly on the third Wednesday of the month. If you are submitting an application for review of a Certificate of Appropriateness, a Certificate of Economic Hardship, Community Development must receive your application by the submittal deadline posted to the [Heritage Preservation program website](#).

For your item to be added to an agenda, the Heritage Preservation Officer (HPO) must deem the application complete and the information in it correct within 5 working days. The HPO will contact applicants for additional information as necessary.

Please also note that per the Flagstaff Zoning Code, the HPO refer any application, including Certificates of No Effect to the Commission for any reason. If the HPO refers the application, you will not need to resubmit, but additional materials may be requested.

Applications pertaining to Certificates for properties with the Townsite Overlay Zone must also be properly noticed 15 days prior to the public hearing in accordance with *Section J of the Townsite Historic Design Review Overlay District Design Standards and Guidelines*.

Approval of a Certificate does not indicate a final approval of site plans, building plans, permanent sign permits and other applications that will be required prior to demolition, modification, or construction. Approval of all Certificates will be conditioned on their conformance with Zoning Code and Building Code standards. The Heritage Preservation Officer may elect to hold an application until a review by the InterDivision staff is completed and substantive comments have been provided to the applicant.

If this application includes the review of a sign within the Downtown Overlay, Central Sign District or the Townsite Overlay, a permanent sign application must be submitted prior to the submission of the HPC-C application and the comments provided in that review should be attached to this application.

We encourage you to reach out early in designing your projects so that the HPO may assist you and your clients. HPO contact information: Lauren Clementino, Phone: (928) 213-2633; Email: lclementino@flagstaffaz.gov



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HPC-C

Project Description

[Empty box for Project Description]

Explanation of how the project meets the applicable overlay and relevant sections of the Zoning Code

[Empty box for Explanation of how the project meets the applicable overlay and relevant sections of the Zoning Code]

Insert additional pages if necessary



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Summary Statement of Significance:

National Register of Historic Places documentation or a Cultural Resource Study can be submitted in lieu of completing this page to demonstrate significance (attach additional pages as necessary).

The significance of a resource is generally based on its potential to contribute to our understanding of the past. An object, structure, site, place, or area is significant if:

- a. It is associated with events or persons in the architectural, engineering, archeological, scientific, technological, economic, agricultural, educational, social, political, military, or cultural annals of the City of Flagstaff, the State of Arizona, or the United States of America.
- b. It embodies distinctive characteristics of type, period, region, artistic values, or methods of construction, including being the oldest of its type or the best example of its type, or, if it represents the work of, or for, an important individual.
- c. A resource is generally not significant if it is less than fifty (50) years old, or, if the features, materials, patterns, and relationships that establish its significance are no longer present or no longer have integrity. The integrity of a resource is judged by how evident the general character of the significant period is, the degree to which the characteristics that define its significance are present, and the degree to which incompatible elements are reversible.

Original Construction Date: _____

Describe Previous Major Alterations (Include dates and changes of use):

Describe the Significance of the Resource (In terms of A. or B., and C., above):

Source(s) of Information Used:

Describe the Level of Integrity of the Resource (Existing and proposed):

PROJECT NARRATIVE

AVERBECK ADU

<p><u>REGARDING:</u> Certificate of Appropriateness 402 W Birch Ave Flagstaff, AZ 86001 Averbeck ADU</p>	<p><u>PREPARED BY:</u> Anne M. Mead, AIA, RA #54419 UPDESIGN Studio Architects 304 S. Elden Street Suite 3 Flagstaff, Arizona 86001 520-780-8746 updesign.anne@gmail.com</p>	<p><u>ATTENTION:</u> Lauren Clementino Senior Planner/Heritage Preservation Officer City of Flagstaff 211 W. Aspen Ave Flagstaff, AZ 86001 928-213-2633 lclementino@flagstaffaz.gov</p>
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Dear Ms. Clementino,

This project proposes the development of an accessory dwelling unit on the rear portion of the parcel located at 402 West Birch Avenue in the Flagstaff Townsite Historic Residential District. The scope of work also includes a front porch addition to the existing primary residence. This application is for a Certificate of Appropriateness for the proposed improvements.

The proposed ADU structure has been carefully sited on the Northwest corner of the subject property. This placement tucks the building behind the primary residence, assuring that it does not block viewsheds, light, or ventilation to the existing homes on the subject lot or the adjacent parcels.

The building has been designed as a carriage house with a garage on the ground level which provides new on-site garage parking in what was an under-utilized floodplain area. The placement of the garage at the back of the property with the driveway coming off the secondary street is consistent with the Townsite guidelines. The compact footprint of the new structure minimizes coverage and reinforces the structure's secondary nature.

The orientation of the front entry, which has a close relationship to North Sitgreaves Street, maintains privacy for the primary residence and creates privacy for the secondary dwelling. The new front porch is engaged to create a transitional space that indicates the entry and creates curb appeal.

The patio and deck for the ADU have been integrated into the Southwest corner of the structure which is separated from the deck at the primary residence by a 1,600 SF interior common yard that promotes neighbor contact and a sense of community between the owner occupants and rental tenants.



October 15, 2025

The new building has an 8:12 roof pitch which will match the existing structure. The overall roof area has been subdivided into two smaller axis to reduce ridge lengths and the overall building massing while achieving an efficient living space above the garage.

The exterior materials and architectural detailing have been designed to be compatible with the primary residence while presenting a modest and subservient aesthetic. Attention has been paid to the orientation, scale, and proportion of the doors and windows for consistency with the character of the district.

To further demonstrate the dominance of the primary residence, a new front porch has been proposed. The porch projects towards Birch Avenue, engaging it with the street. A new picket fence will be installed to replace the existing chainlink perimeter fence.

The majority of the malapai site wall along Sitgreaves will be maintained. Where the new driveway connects to the street, a section of the wall is required to be removed. The materials will be salvaged and repurposed as stone pilasters along the new fence on Birch Avenue. The landscaping will be improved and modified using approved COF plant species and native materials.

The intent of this development is to provide an efficient infill housing unit in one of Flagstaff's most desirable neighborhoods. The site placement, building massing, and materials have been carefully developed to integrate the new secondary structure in a way that does not diminish the presence of the primary structure or dilute the character of the Townsite District.

Thank you for your consideration in this matter. If there is any pertinent information that should be provided, please contact me directly.

Sincerely,

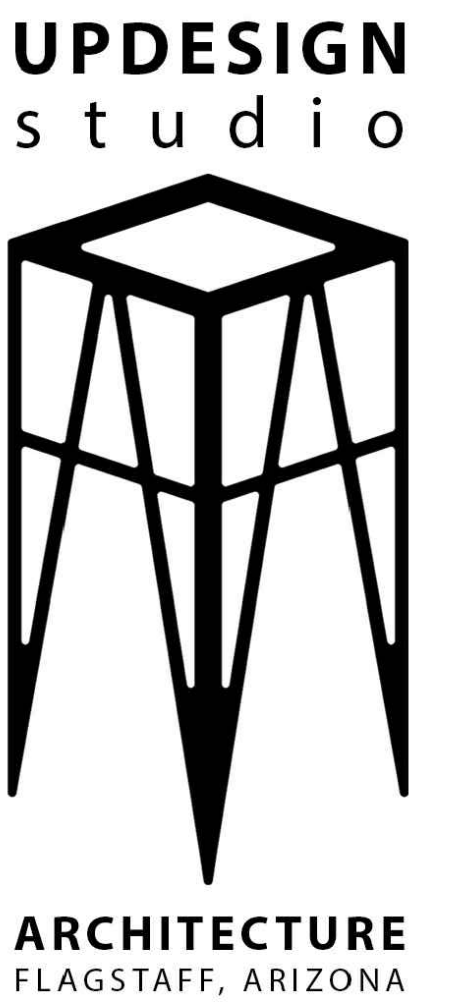
A handwritten signature in black ink that reads "Anne M. Mead". The signature is written in a cursive, flowing style.

**Anne M. Mead, AIA, AZBTR RA 54419
Updesign.anne@gmail.com
520-780-8746**

AVERBECK

ADU

402 W BIRCH
FLAGSTAFF
ARIZONA 86001

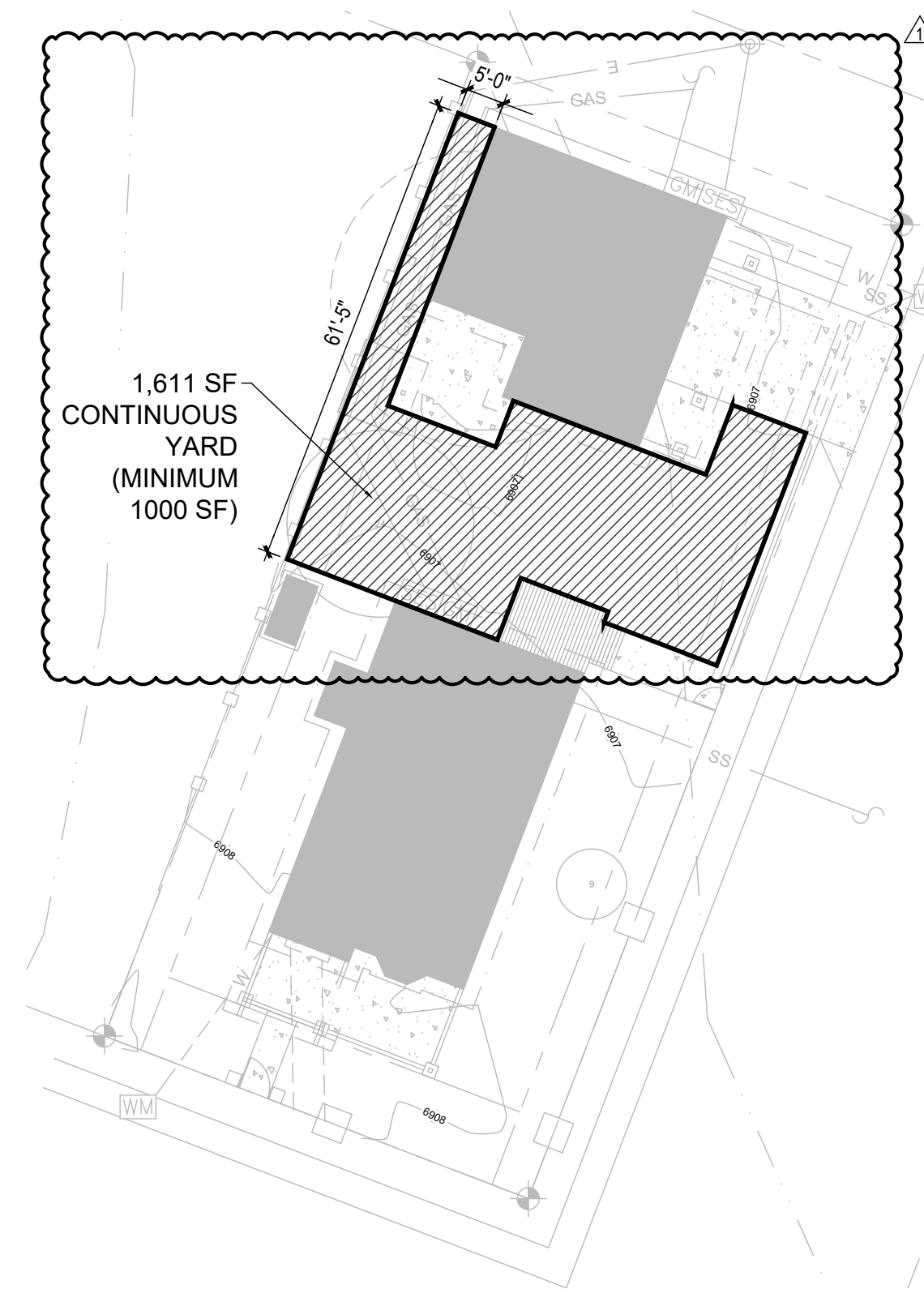


SITE PLAN LEGEND

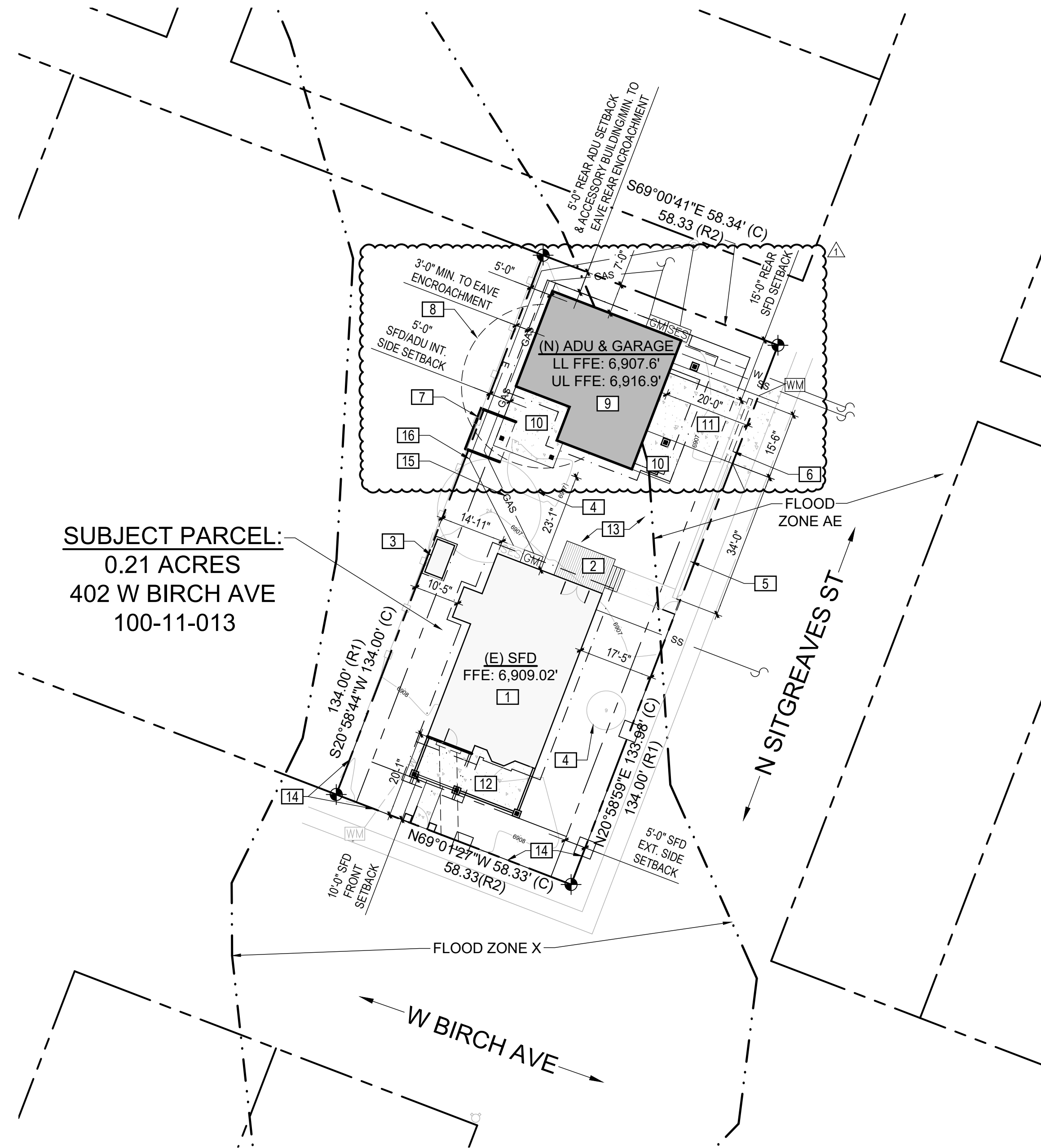
	E.T.R. PROPERTY CORNER
	E.T.R. POWER POLE
	E.T.R. STREET LIGHT
	E.T.R. ELECTRIC SERVICE ENTRY SECTION
	E.T.R. FIRE HYDRANT
	E.T.R. WATER METER
	E.T.R. GAS METER
	E.T.R. PROPERTY LINE
	E.T.R. SETBACK LINE
	E.T.R. FENCE
	E.T.R. GAS LINE
	E.T.R. WATER LINE
	E.T.R. SEWER LINE
	E.T.R. ELECTRIC LINE
	PROPOSED ELECTRIC SERVICE ENTRY SECTION
	PROPOSED WATER METER
	PROPOSED GAS METER
	PROPOSED GAS LINE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED ELECTRIC LINE

SITE PLAN NOTES

- E.T.R. S.F.D.
- E.T.R. DECK & CONCRETE PATHWAY
- E.T.R. SHED
- E.T.R. TREE
- E.T.R. SECTION OF LOW SITE ROCK WALL
- EXISTING SECTION OF ROCK WALL TO BE DEMOLISHED
- EXISTING SHED TO BE DEMOLISHED
- EXISTING TREE TO BE DEMOLISHED
- PROPOSED STRUCTURE FOOTPRINT
- PROPOSED CONCRETE PATIO
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED PARTIALLY-COVERED FRONT PATIO AT S.F.D.
- PROPOSED SHARED CONTINUOUS YARD. SEE DIAGRAM 2/A0.0
- EXISTING CHAIN LINK SITE FENCE TO BE REMOVED & REPLACED W/ WHITE PICKET FENCING TO MATCH WEST NEIGHBOR. PLACE GATES AT EXISTING GATE LOCATIONS
- EXISTING GAS METER AND LINE TO BE RELOCATED AND REROUTED AT S.F.D., RESPECTIVELY. EXISTING BOLLARDS AROUND METER TO BE REMOVED.
- EXISTING ELECTRICAL LINE TO BE REROUTED UNDERGROUND



2. CONTINUOUS YARD DIAGRAM
SCALE: 1" = 20'-0"



1. SITE PLAN
SCALE: 1" = 20'-0"

PROJECT DIRECTORY

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

STRUCTURAL ENGINEER
T.B.D.

PARCEL / BUILDING OWNER
AVERBECK FAMILY TRUST
CONTACT: GEORGE & HOLLY
AVERBECK
PO BOX 22446
FLAGSTAFF, AZ 86002
928-310-9084

CONTRACTOR
T.B.D.

PARCEL PROFILE

APN: 100-11-013
ADDRESS: 402 W BIRCH AVE
FLAGSTAFF, AZ 86001

SUBDIVISION: FLAGSTAFF TOWNSITE
ZONING: COMMUNITY COMMERCIAL (CC)
EXISTING USE: SINGLE FAMILY DWELLING
PROPOSED USE: S.F.D., DETACHED GARAGE/A.D.U.

DEVELOPMENT STANDARDS: (MR PER COF TABLE 10-40.30.040.B. FOOTNOTE 5)

S.F.D. SETBACKS: FRONT (2ND FLR. & BELOW): 10'
SIDE EXTR.: 5'
SIDE INT.: 5'
REAR: 15'
REAR: 5'

A.D.U. SETBACKS: SIDE INT.: 5'
REAR: 5'

MAX. HEIGHT: 25'-0" (PER TOWNSITE FOR BOTH S.F.D. & A.D.U. SUPERCEDES THE 35'-0" ALLOWABLE PER ZONE)

PROPOSED HEIGHT: S.F.D.: 19'-10" (E.T.R.)
GARAGE/A.D.U.: 24'-11"

FLOOD ZONE: F.Z.D. B.F.E.: AE & ZONE X
CLIMATE ZONE: 5B
LIGHTING ZONE: II
OVERLAY ZONE: TOZ - TOWNSITE OVERLAY
HISTORIC ZONE: FLAGSTAFF TOWNSITE HISTORIC RESIDENTIAL DISTRICT

CONSTRUCTION TYPE: VB
OCCUPANCY: R-3
E.T.R. S.F.D. BUILT: 1915

OFF-STREET PARKING: S.F.D.: 2 SPACES REQUIRED
A.D.U.: 0 SPACE REQUIRED
TOTAL: 2 SPACES REQUIRED
TOTAL PROVIDED: 2 SPACES PROVIDED

AREA CALCULATIONS

PARCEL AREA: 0.21 ACRES (9,165 SF)
ALLOWABLE A.D.U. SF: 890 SF MAX. (75% OF S.F.D. SF)

E.T.R. LIVABLE AREA
E.T.R. S.F.D.: 1,186 SF

PROPOSED LIVABLE AREA
PROPOSED A.D.U.: 862 SF

ADDITIONAL AREA
E.T.R. SHED: 35 SF
PROPOSED LOWER GARAGE: 757 SF
PROPOSED LOWER ENTRY/STAIRS: 156 SF
PROPOSED UPPER DECK: 205 SF
TOTAL: 1,153 SF

COVERAGE
E.T.R. S.F.D. FOOTPRINT: 1,186 SF
E.T.R. SHED: 35 SF
PROPOSED GARAGE LVL. FOOTPRINT: 913 SF
PROPOSED UPPER DECK: 205 SF
TOTAL PROPOSED COVERAGE: 2,339 SF (26%)
MAX. ALLOWABLE COVERAGE: 3,686 SF (40%)

ADDITIONAL IMPERVIOUS SURFACES
REPLACED SFD FRONT WALKWAY: 58 SF
PROPOSED SFD FRONT PORCH: 271 SF
PROPOSED GARAGE FRONT PORCH: 87 SF
PROPOSED GARAGE REAR PATIO: 205 SF (NOT COUNTED AS IT IS UNDER DECK)
PROPOSED GARAGE DRIVEWAY: 359 SF
TOTAL: 775 SF

CONTINUOUS YARD AREA
REQUIRED CONTINUOUS YARD: 1,000 SF MIN. (TOWNSITE)
PROPOSED CONTINUOUS YARD: 1,611 SF (SEE SHEET A0.0 FOR DIAGRAM)

GOVERNING CODES

CITY OF FLAGSTAFF ZONING CODE & AMENDMENTS
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

PROJECT DESCRIPTION

NEW 1 BED/1 BATH A.D.U. ABOVE A NEW TWO CAR GARAGE ON A PARCEL WITH AN EXISTING SINGLE FAMILY DWELLING.

ABBREVIATIONS

A.B.	AGGREGATE BASE
A.D.U.	ACCESSORY DWELLING UNIT
A.F.F.	ABOVE FINISHED FLOOR
A.H.J.	AUTHORITY HAVING JURISDICTION
B.F.E.	BASE FLOOD ELEVATION
B.O.	BOTTOM OF/BACK OF
C.I.	CONTINUOUS INSULATION
CL	CENTERLINE
DIA.	DIAMETER
DIM.	DIMENSION
DTL.	DETAIL
DR.	DOOR
(E)EXIST.	EXISTING
ELEV.	ELEVATION
EQ.	EQUAL
E.T.R.	EXISTING TO REMAIN
EXTR.	EXTERIOR
FIN. FLR.	FINISHED FLOOR
F.F.E.	FINISHED FLOOR ELEVATION
F.O.	FRONT OF
F.R.P.	FIBERGLASS REINFORCED PANEL
F.Z.D.	FLOOD ZONE DETERMINATION
G.N.	GENERAL NOTES
H/H.T.	HIGH/HEIGHT
INTR.	INTERIOR
MIN.	MINIMUM
MFR.	MANUFACTURER
MAX.	MAXIMUM
(N)	NEW/PROPOSED
NSAED	NARROW SPECTRUM AMBER LED
OCC.	OCCUPANCY
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
O/	OVER
P.T.	PRESSURE TREATED
P.U.E.	PUBLIC UTILITY EASEMENT
REQS.	REQUIREMENTS
R.O.W.	RIGHT OF WAY
R.W.	RETAINING WALL
SECT.	SECTION
S.F.D.	SINGLE FAMILY DWELLING
SHT.	SHEET
SHTG.	SHEATHING
S.O.G.	SLAB ON GRADE
SPECS.	SPECIFICATIONS
STL.	STEEL
T.B.D.	TO BE DETERMINED
T.O.F.	TOP OF
TR/RE	TRASH & RECYCLING
TYP.	TYPICAL
V.I.F.	VERIFY IN FIELD
U.N.O.	UNLESS NOTED OTHERWISE
WINDW.	WINDOW
W/	WITH

DRAWING INDEX

A0.0	SITE PLAN, CONTINUOUS YARD DIAGRAM, & PROJECT DATA
A1.0	EXISTING/DEMO FLOOR PLAN
A1.1	PROPOSED LOWER LEVEL FLOOR PLAN
A1.2	PROPOSED UPPER LEVEL FLOOR PLAN
A1.3	EXISTING/DEMO ROOF PLAN
A1.4	PROPOSED ROOF PLAN
A2.0	EXTERIOR FRONT (SW) ELEVATIONS
A2.1	EXTERIOR SIDE (SE) ELEVATIONS
A2.2	EXTERIOR SIDE (NW) ELEVATIONS
A2.3	EXTERIOR REAR (NE) ELEVATIONS
A5.0	TYPICAL DETAILS
E1.0	PROPOSED LOWER LEVEL EXTR. LIGHTING PLAN
E1.1	PROPOSED UPPER LEVEL EXTR. LIGHTING PLAN

520-780-8746_updesignarchitects.com
UPDESIGNSOLUTIONS@GMAIL.COM
304 S. ELDEN STREET STE 3
FLAGSTAFF, ARIZONA 86001



APN : 100-11-013

HPC REVIEW REV 01	10-14-2025
HPC REVIEW	09-23-2025
SCHEMATIC DESIGN 1.7	09-19-2025
SCHEMATIC DESIGN 1.6	09-05-2025
SCHEMATIC DESIGN 1.5	09-03-2025
SCHEMATIC DESIGN 1.4	08-22-2025
SCHEMATIC DESIGN 1.3	04-07-2025
SCHEMATIC DESIGN 1.2	03-14-2025
SCHEMATIC DESIGN 1.1	02-19-2025
SCHEMATIC DESIGN 1.0	01-28-2025

DESCRIPTION DATE

PROJECT NO 24_026

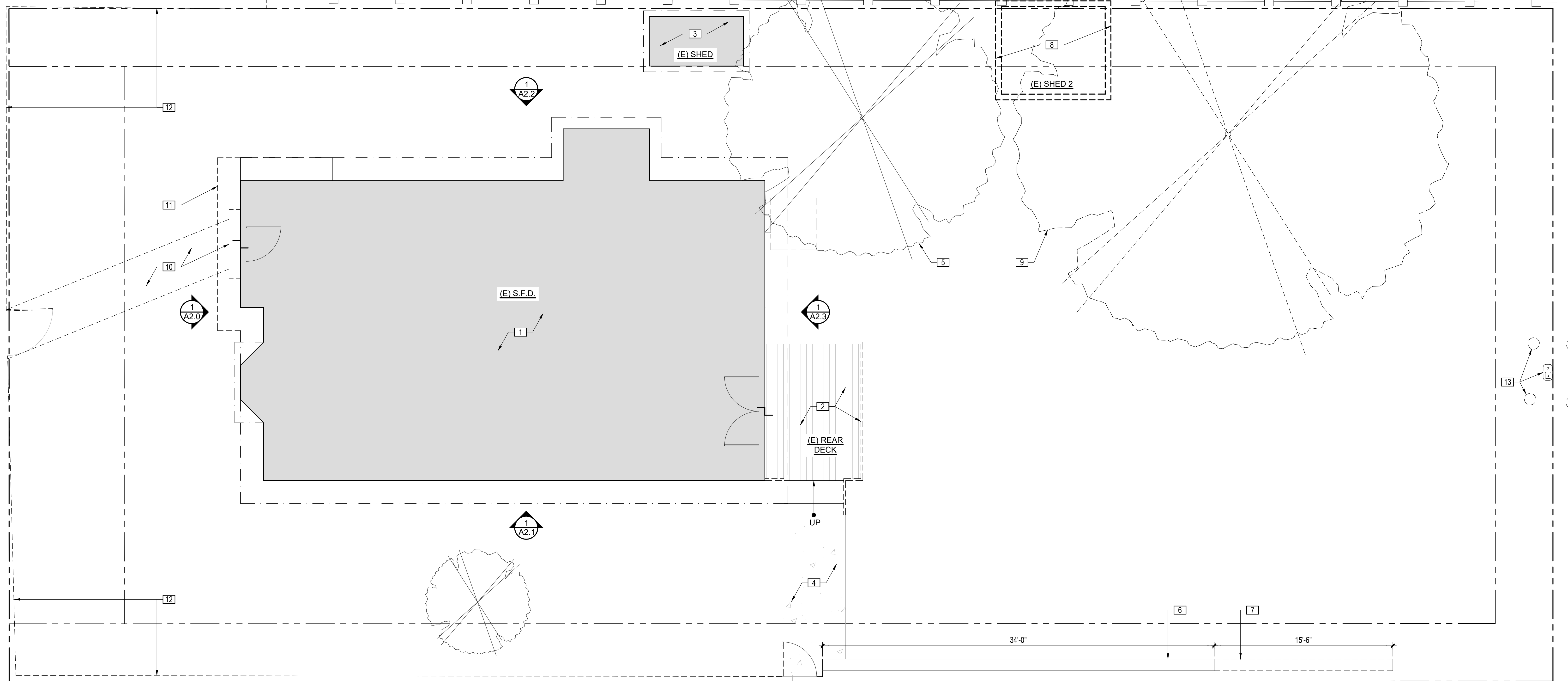
AVERBECK

ADU

402 W BIRCH
FLAGSTAFF
ARIZONA 86001

SHEET TITLE:

SITE PLAN &
PROJECT DATA
A0.0

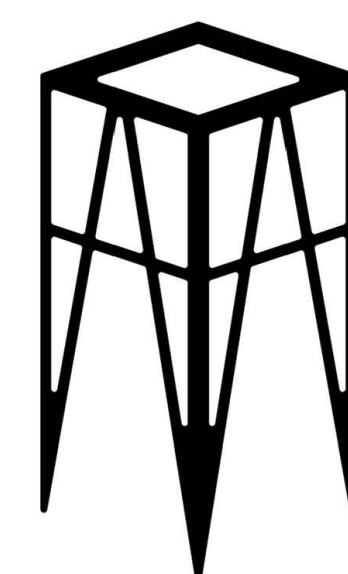


EXISTING/DEMO FLOOR PLAN

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

EXISTING/DEMO FLOOR PLAN NOTES

1. E.T.R. S.F.D.
2. E.T.R. DECK. GUARDRAIL TO BE DEMOLISHED AND REPLACED WITH NEW GUARDRAIL PER PROPOSED FLOOR PLANS
3. E.T.R. SHED
4. E.T.R. CONCRETE PATHWAY
5. E.T.R. TREE
6. E.T.R. SECTION OF LOW SITE ROCK WALL
7. EXISTING SECTION OF ROCK WALL TO BE DEMOLISHED. MATERIAL TO BE RE-USED AT FRONT FENCE LINE.
8. EXISTING SHED TO BE DEMOLISHED
9. EXISTING TREE TO BE DEMOLISHED
10. EXISTING S.F.D. CONCRETE PATHWAY & FRONT STEP TO BE DEMOLISHED
11. EXISTING ROOFING & OUTRIGGERS TO BE DEMOLISHED. AREA TO BE PREPPED FOR NEW ROOF EXTENSION PER PROPOSED ROOF PLAN.
12. EXISTING CHAIN LINK SITE FENCE TO BE REPLACED PER PROPOSED FLOOR PLAN.
13. EXISTING GAS METER AND LINE TO BE RELOCATED AND REROUTED AT S.F.D., RESPECTIVELY. EXISTING BOLLARDS AROUND METER TO BE REMOVED.



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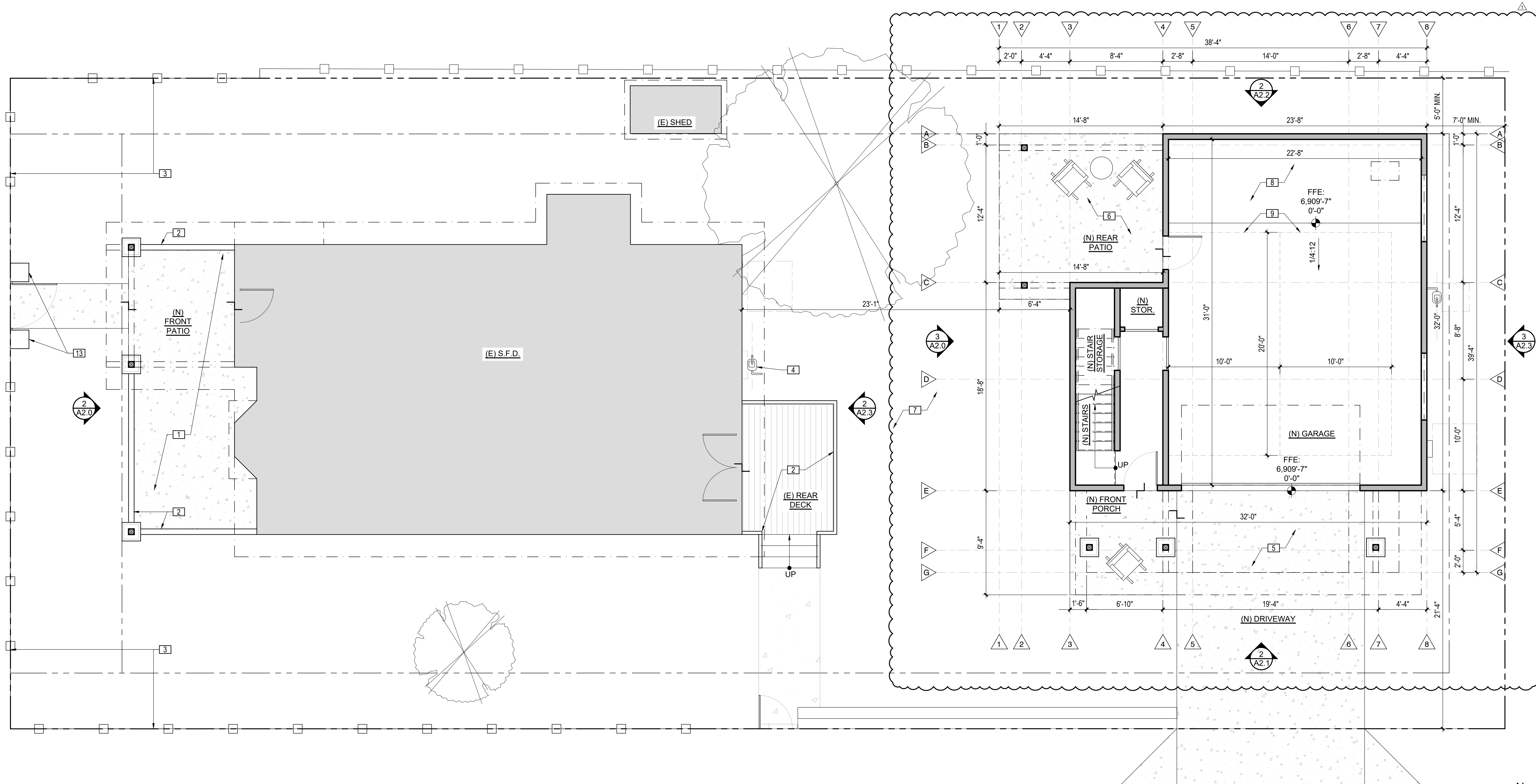


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PROJECT NO 24_026	

SHEET TITLE:

EXISTING/DEMO
FLOOR PLAN

A1.0

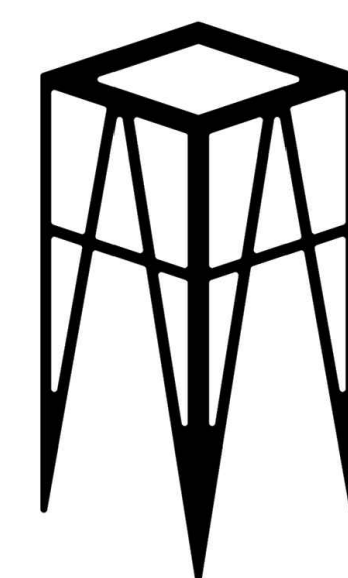


PROPOSED LOWER LEVEL FLOOR PLAN

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

PROPOSED FLOOR PLAN NOTES

1. PROPOSED PARTIALLY-COVERED FRONT PATIO AT S.F.D.
2. PROPOSED 36" H. GUARDRAIL
3. PROPOSED WHITE PICKET FENCING TO MATCH WEST NEIGHBOR. PLACE GATES AT EXISTING GATE LOCATIONS
4. RELOCATED GAS METER AT S.F.D.
5. PROPOSED CONCRETE DRIVEWAY
6. PROPOSED CONCRETE PATIO
7. PROPOSED SHARED CONTINUOUS YARD. SEE DIAGRAM 2/A0.0
8. PROPOSED GARAGE LOWER FLOOR OF PROPOSED STRUCTURE
9. PROPOSED (2) 10' X 20' PARKING SPACES. SEE A0.0 FOR PARKING CALC
10. PROPOSED TANK WATER HEATER. MOUNT ALL EQUIPMENT MIN. 1' ABOVE THE F.Z.D. B.F.E. PER A0.0.
11. PROPOSED ADU UPPER FLOOR OF PROPOSED STRUCTURE. SEE A0.0 FOR SQUARE FOOTAGE RESTRICTIONS.
12. PROPOSED RAISED DECK W/ 36" H. GUARDRAIL
13. PROPOSED STONE PILASTERS FROM RE-USED SITE WALL MATERIAL



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ARCHITECTS
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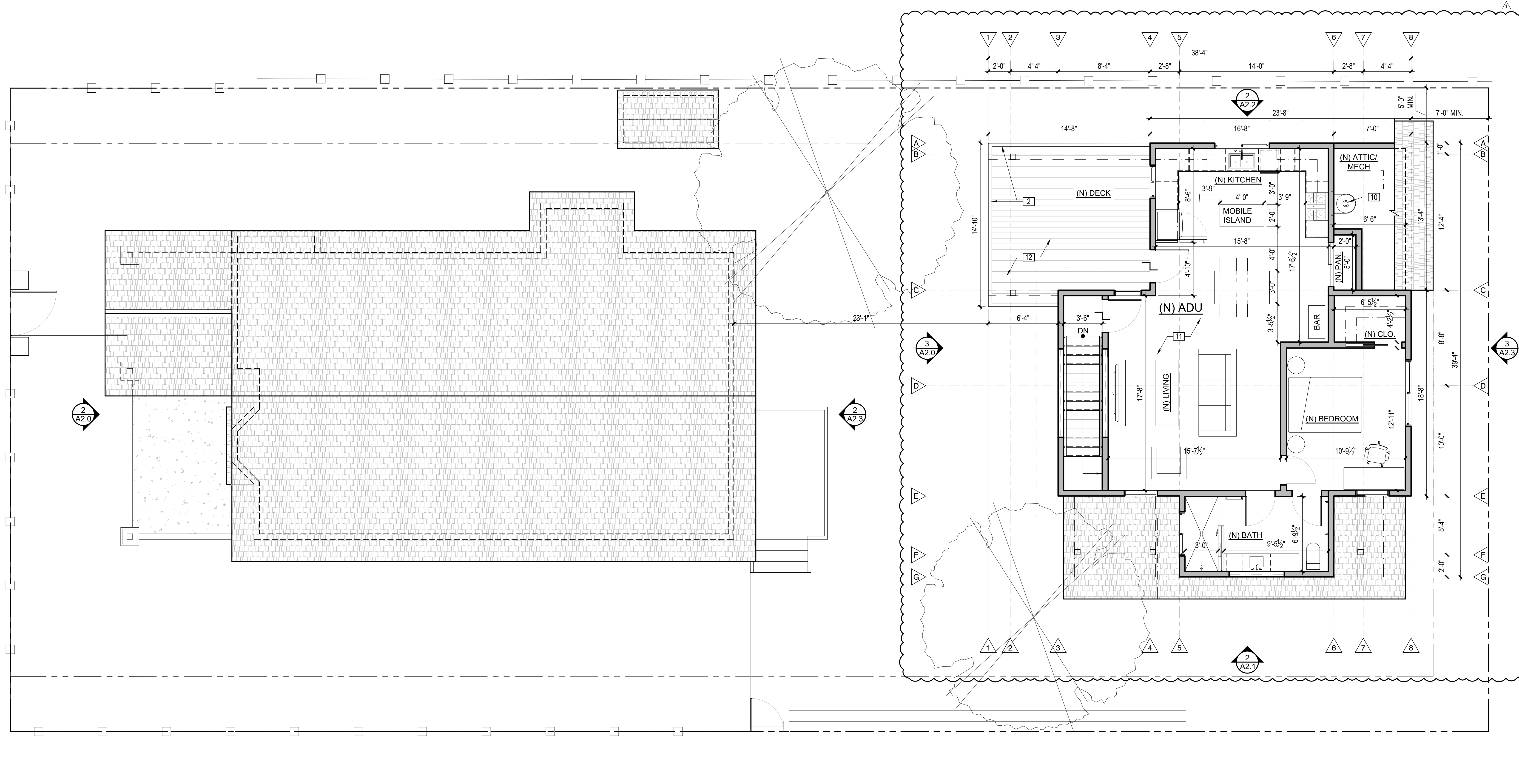
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PROJECT NO 24_026	

SHEET TITLE:
PROPOSED LOWER LEVEL
FLOOR PLAN

A1.1

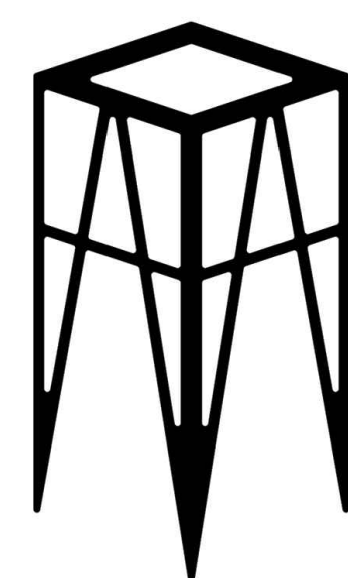


PROPOSED UPPER LEVEL FLOOR PLAN

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

PROPOSED FLOOR PLAN NOTES

1. PROPOSED PARTIALLY-COVERED FRONT PATIO AT S.F.D.
2. PROPOSED 36" H. GUARDRAIL
3. PROPOSED WHITE PICKET FENCING TO MATCH WEST NEIGHBOR. PLACE GATES AT EXISTING GATE LOCATIONS
4. RELOCATED GAS METER AT S.F.D.
5. PROPOSED CONCRETE DRIVEWAY
6. PROPOSED CONCRETE PATIO
7. PROPOSED SHARED CONTINUOUS YARD. SEE DIAGRAM 2/A0.0
8. PROPOSED GARAGE LOWER FLOOR OF PROPOSED STRUCTURE
9. PROPOSED (2) 10' X 20' PARKING SPACES. SEE A0.0 FOR PARKING CALC
10. PROPOSED TANK WATER HEATER. MOUNT ALL EQUIPMENT MIN. 1' ABOVE THE F.Z.D. B.F.E. PER A0.0.
11. PROPOSED ADU UPPER FLOOR OF PROPOSED STRUCTURE. SEE A0.0 FOR SQUARE FOOTAGE RESTRICTIONS.
12. PROPOSED RAISED DECK W/ 36" H. GUARDRAIL
13. PROPOSED STONE PILASTERS FROM RE-USED SITE WALL MATERIAL



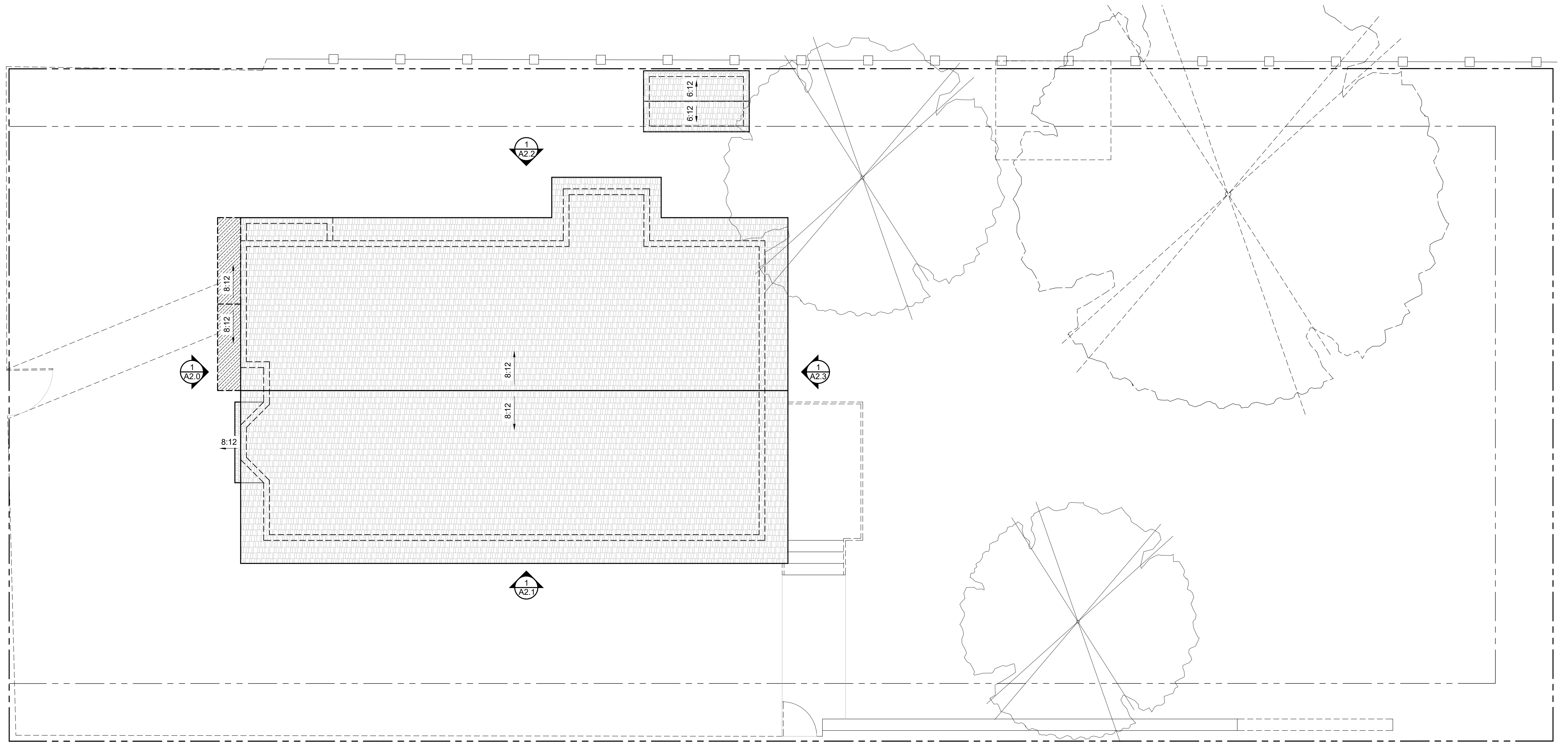
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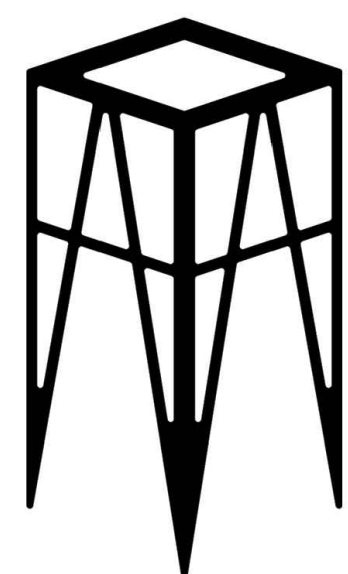
SHEET TITLE:
 PROPOSED UPPER LEVEL
 FLOOR PLAN
A1.2



EXISTING/DEMO ROOF PLAN

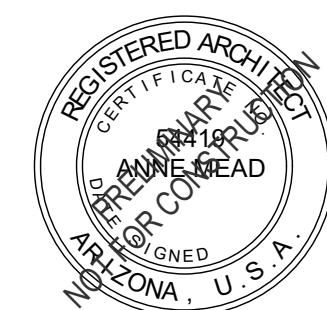
SCALE: 1/4" = 1'-0"

N



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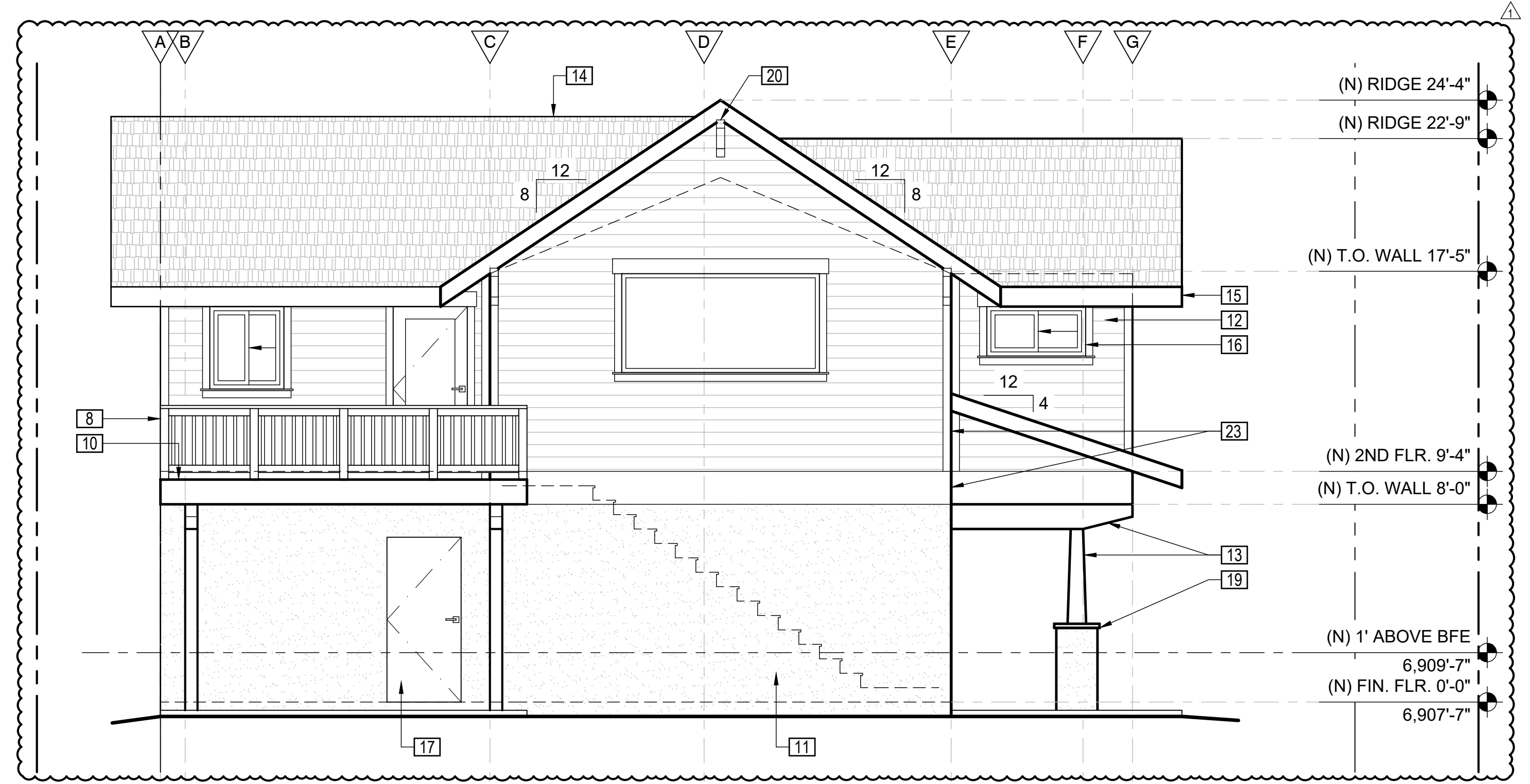
SHEET TITLE:

EXISTING/DEMO
ROOF PLAN

A1.3

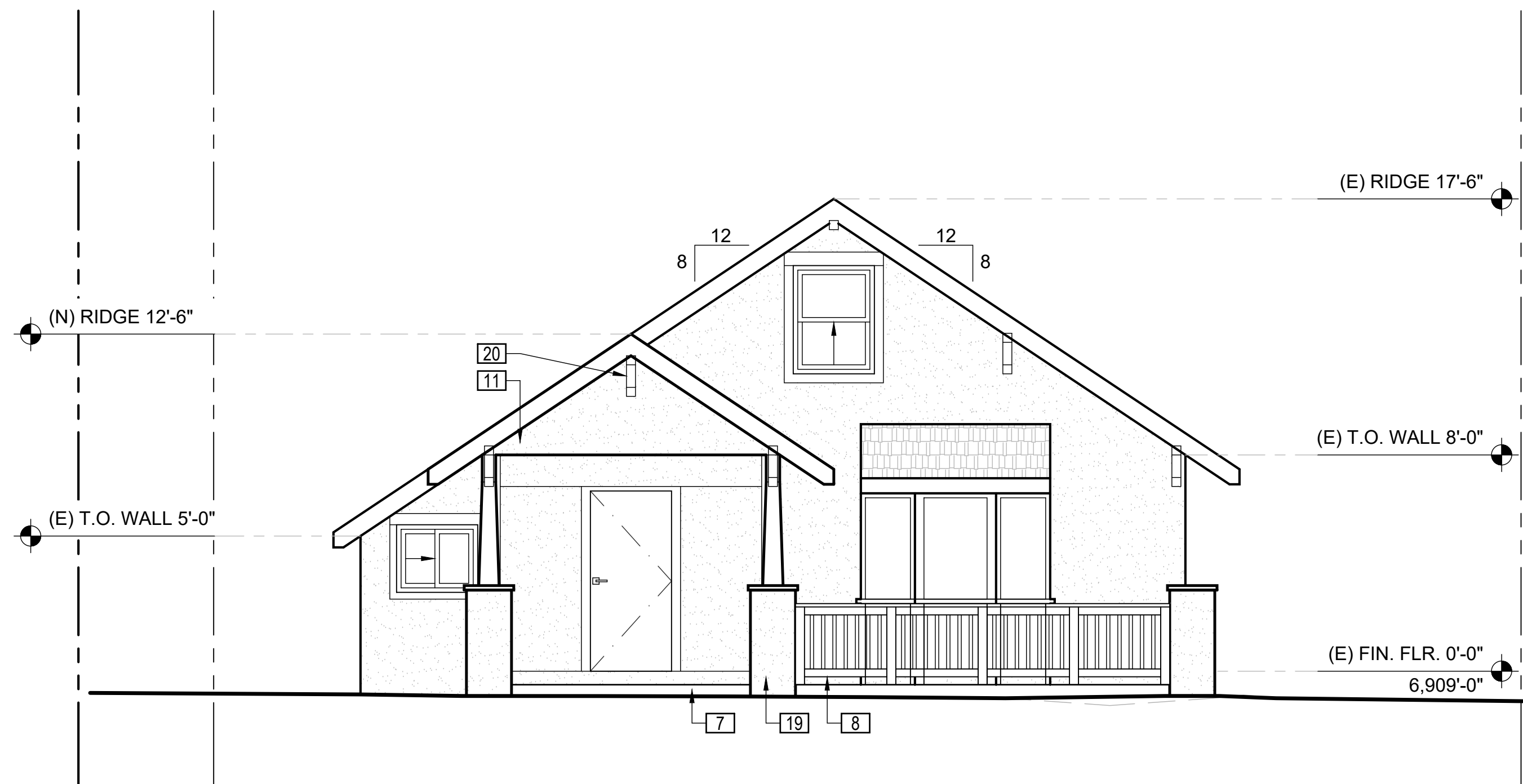
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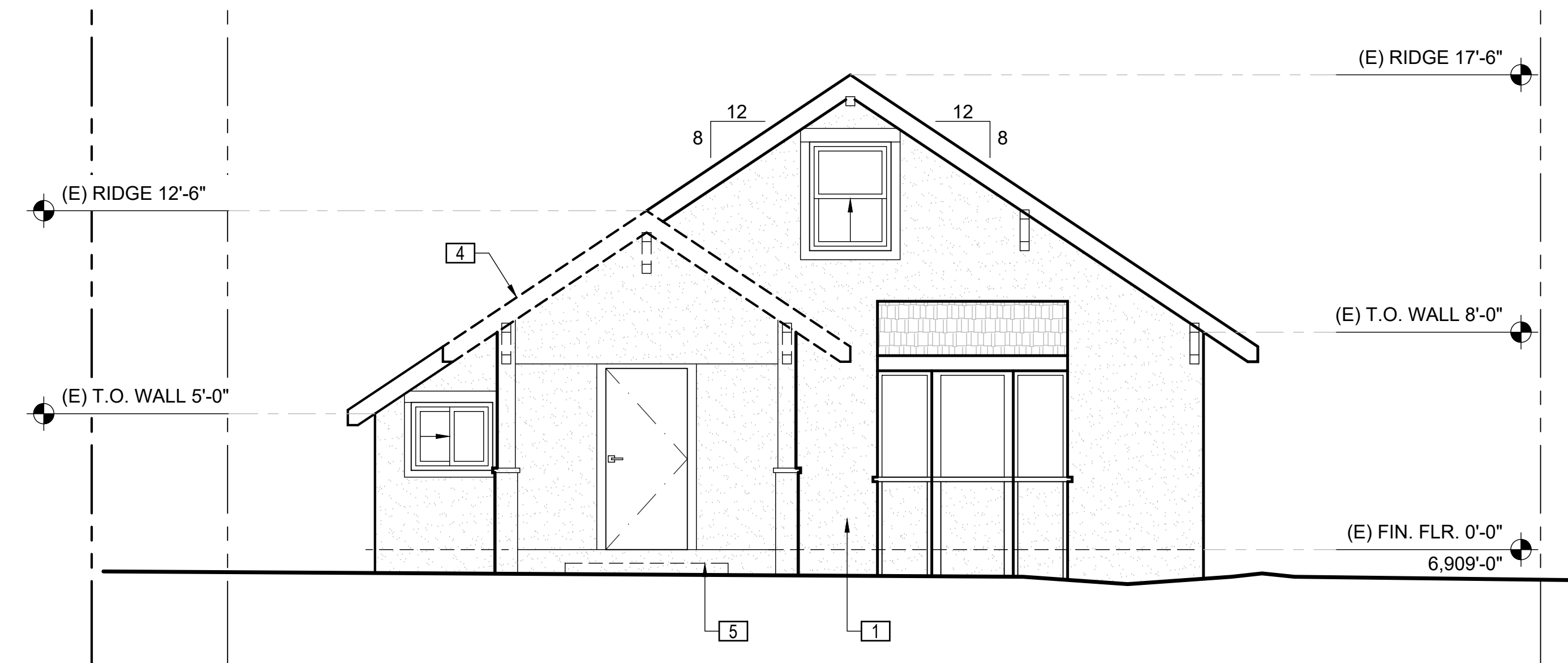
3. PROPOSED FRONT ADU (SW) EXTERIOR ELEVATION

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



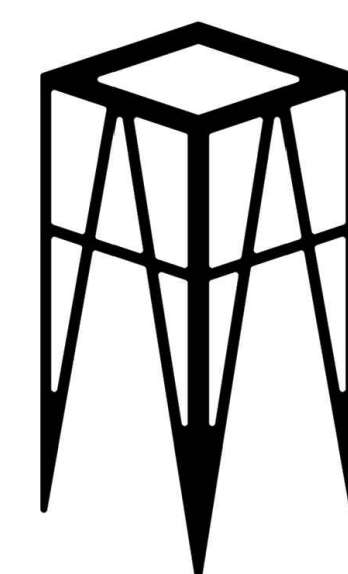
2. PROPOSED SFD FRONT (SW) EXTERIOR ELEVATION

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



1. EXISTING/DEMO SFD FRONT (SW) EXTERIOR ELEVATION

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



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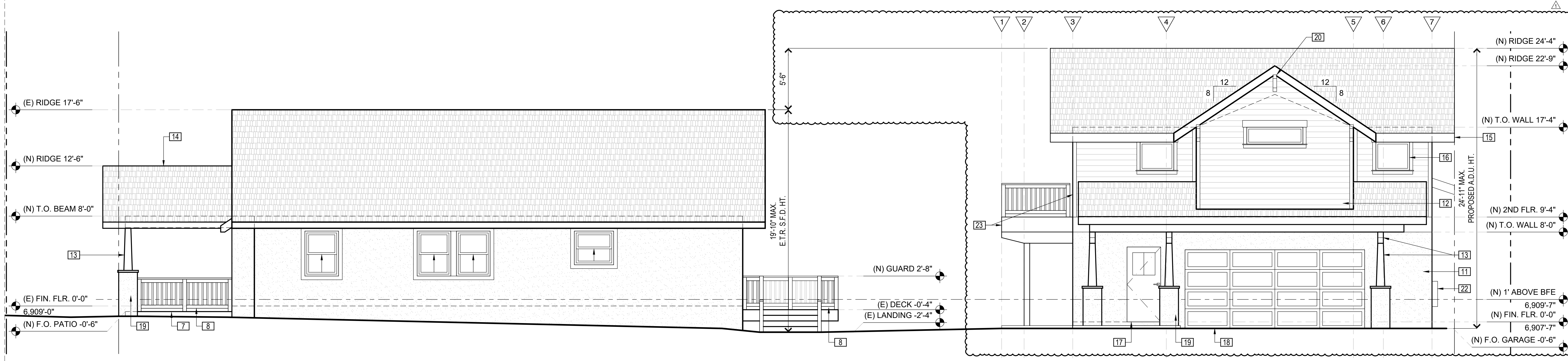
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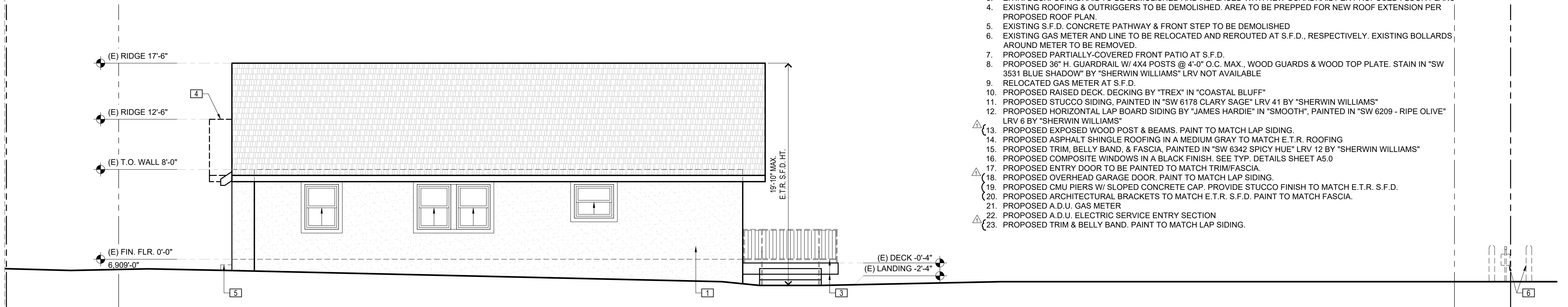
SHEET TITLE:
EXTERIOR FRONT (SW)
ELEVATIONS

A2.0



2. PROPOSED SIDE (SE) EXTERIOR ELEVATION

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

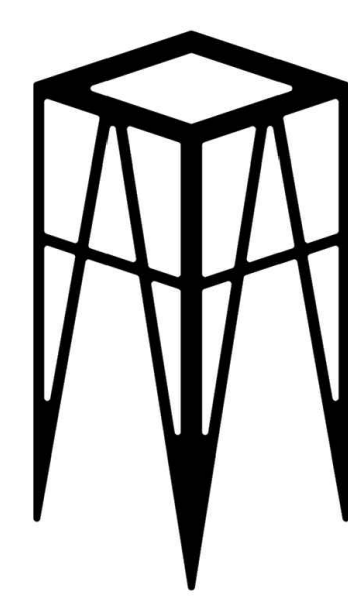


1. EXISTING/DEMO SIDE (SE) EXTERIOR ELEVATION

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

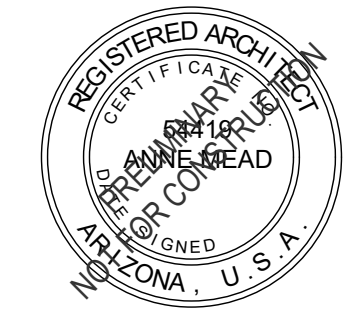
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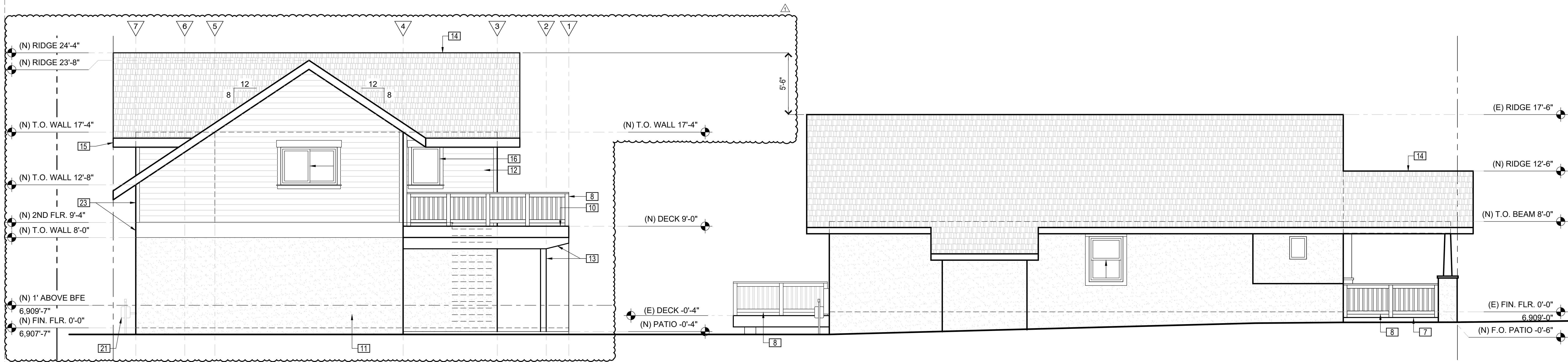
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SHEET TITLE:
EXTERIOR SIDE
(SE) ELEVATIONS
A2.1

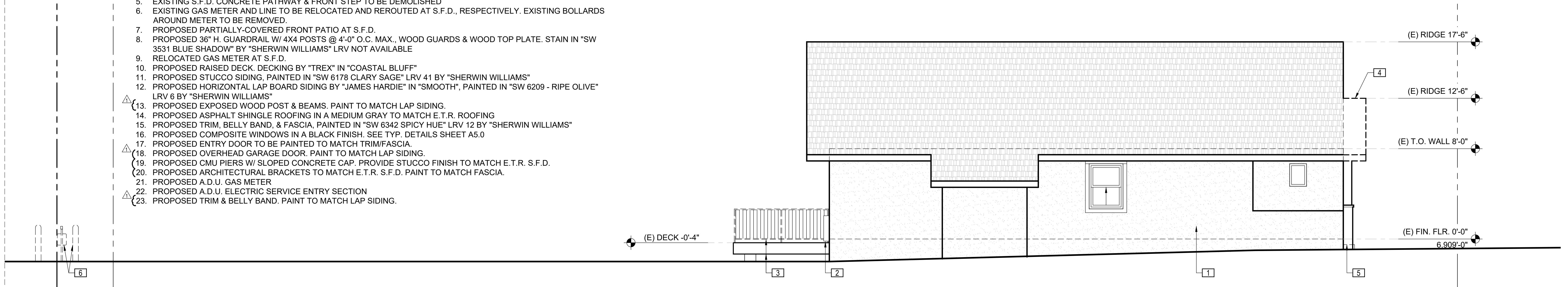


2. PROPOSED SIDE (NW) EXTERIOR ELEVATION

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

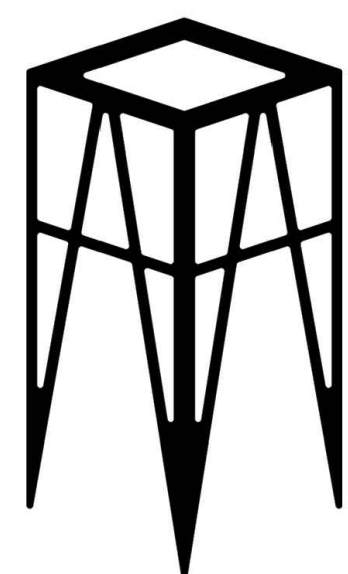
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1. EXISTING/DEMO SIDE (NW) EXTERIOR ELEVATION

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



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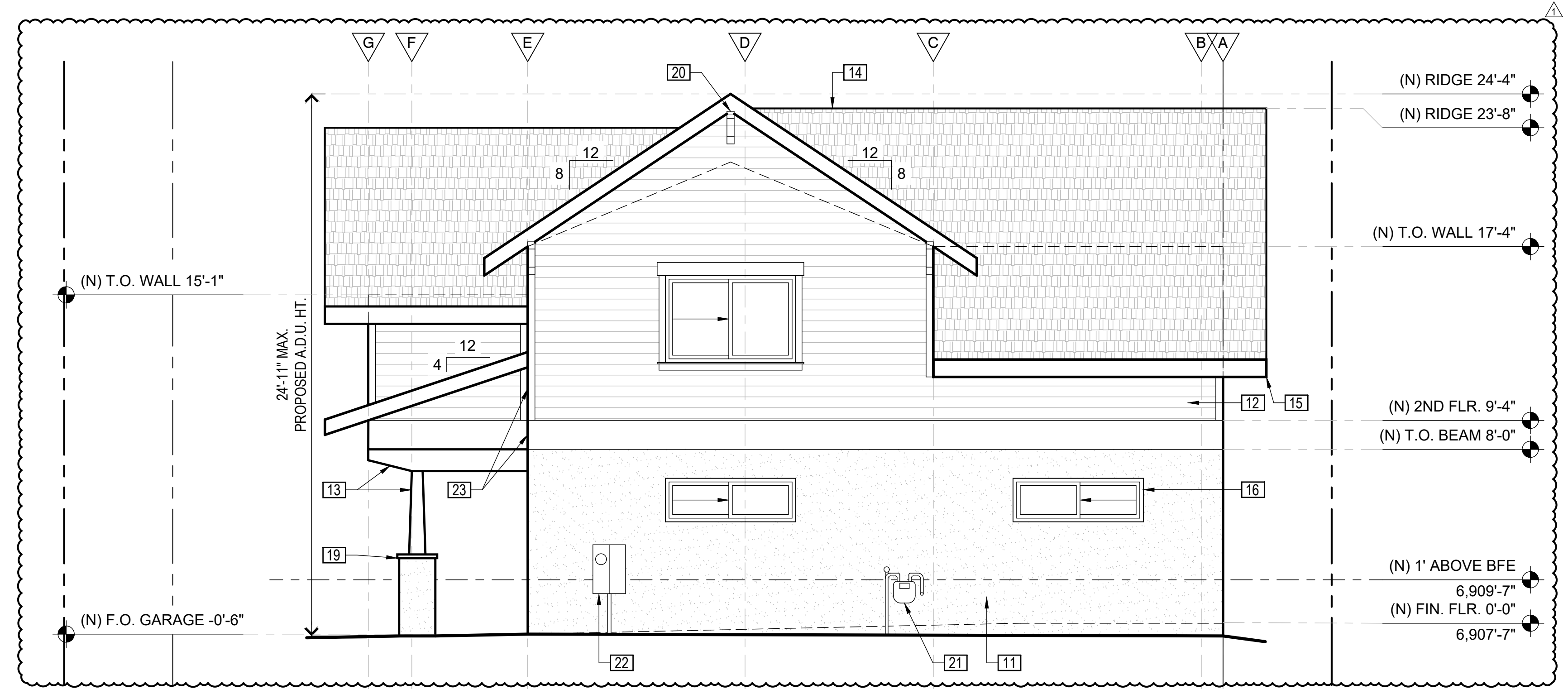
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SHEET TITLE:
EXTERIOR SIDE
(NW) ELEVATIONS

A2.2

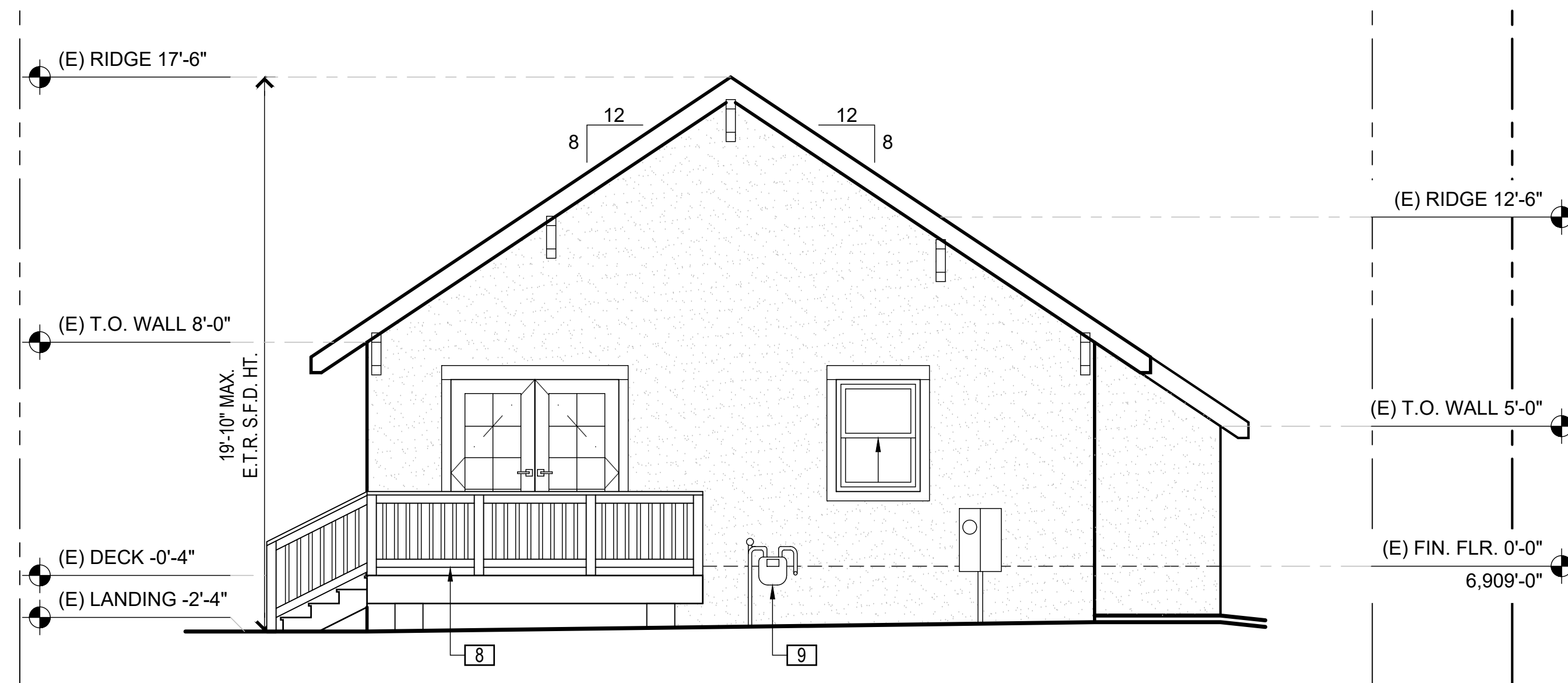
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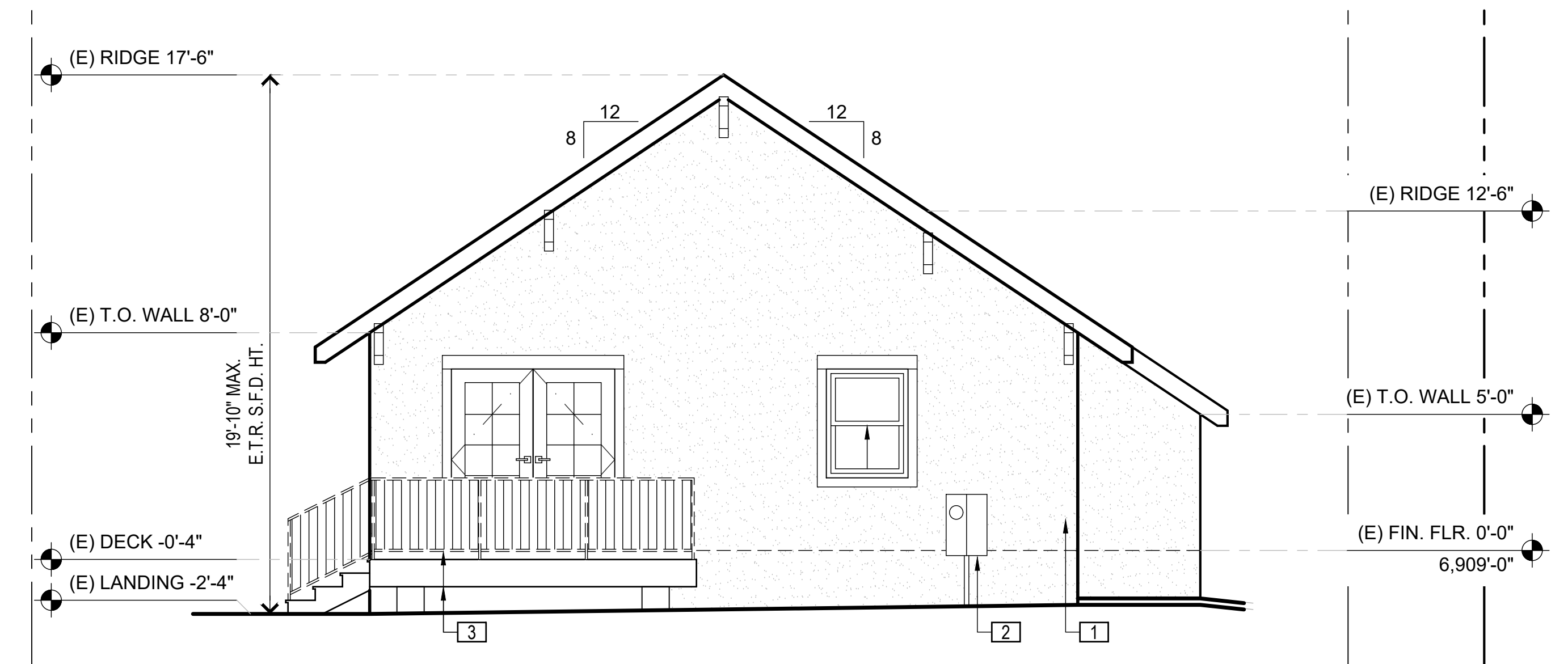
3. PROPOSED ADU REAR (NE) EXTERIOR ELEVATION

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



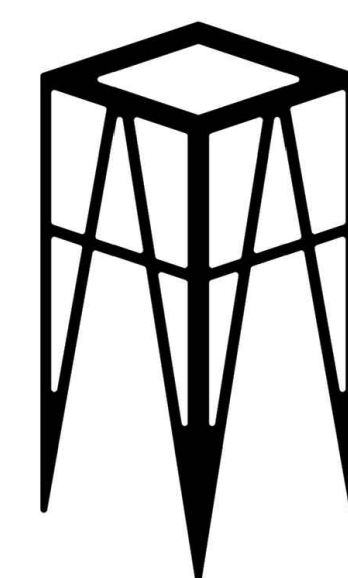
2. PROPOSED SFD REAR (NE) EXTERIOR ELEVATION

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



1. EXISTING/DEMO SFD REAR (NE) EXTERIOR ELEVATION

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



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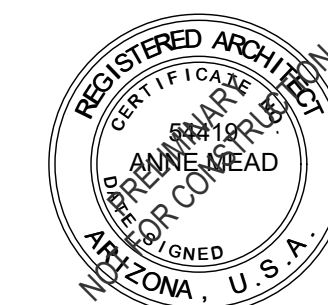
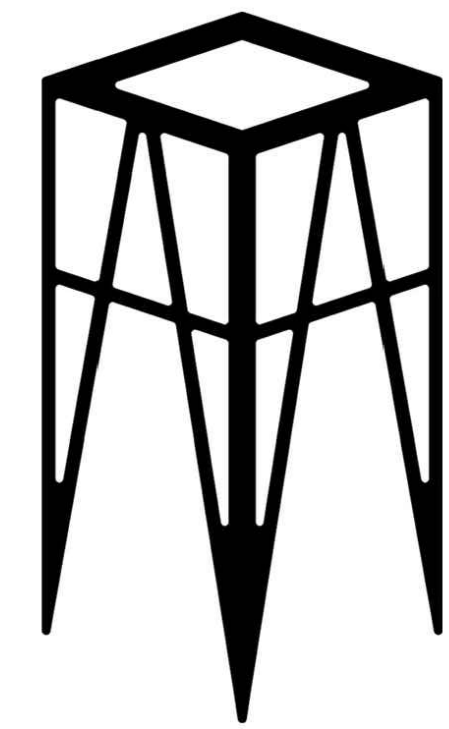
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SHEET TITLE:
EXTERIOR FRONT (SW) &
REAR (NE) ELEVATIONS

A2.3



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SCHEMATIC DESIGN 1.0	01-28-2025

DESCRIPTION DATE

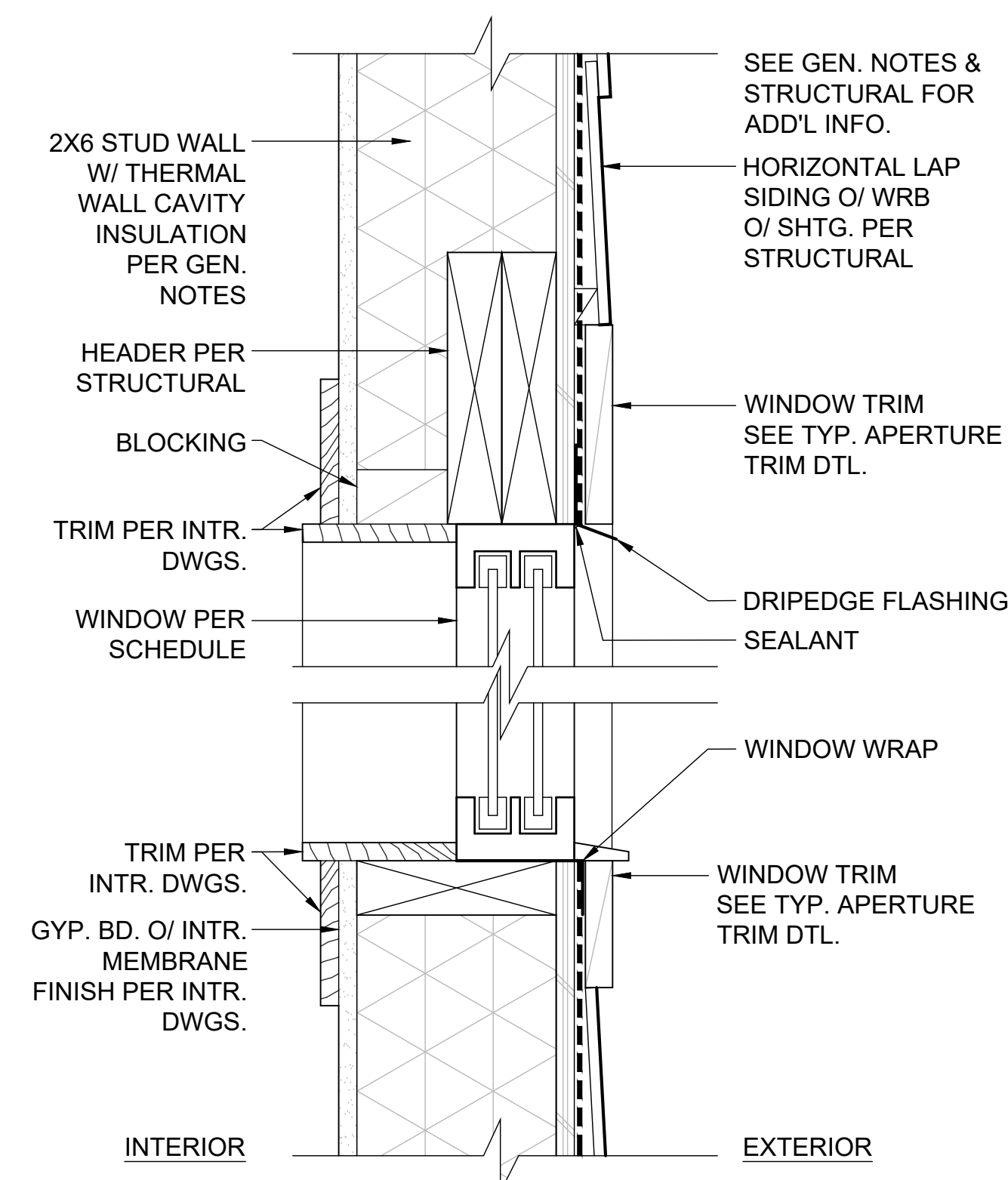
PROJECT NO 24_026

AVERBECK
402 W BIRCH
ADU FLAGSTAFF
ARIZONA 86001

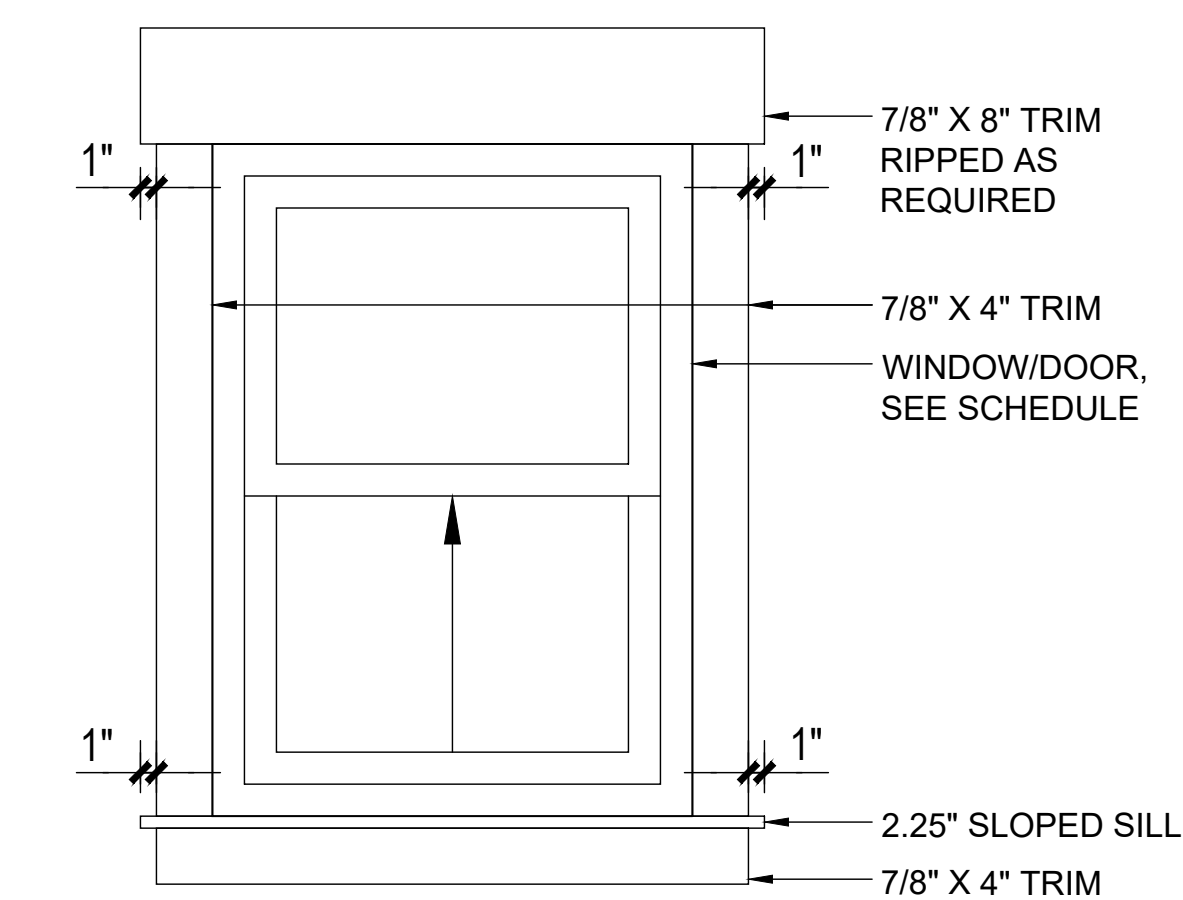
SHEET TITLE:

TYPICAL DETAILS

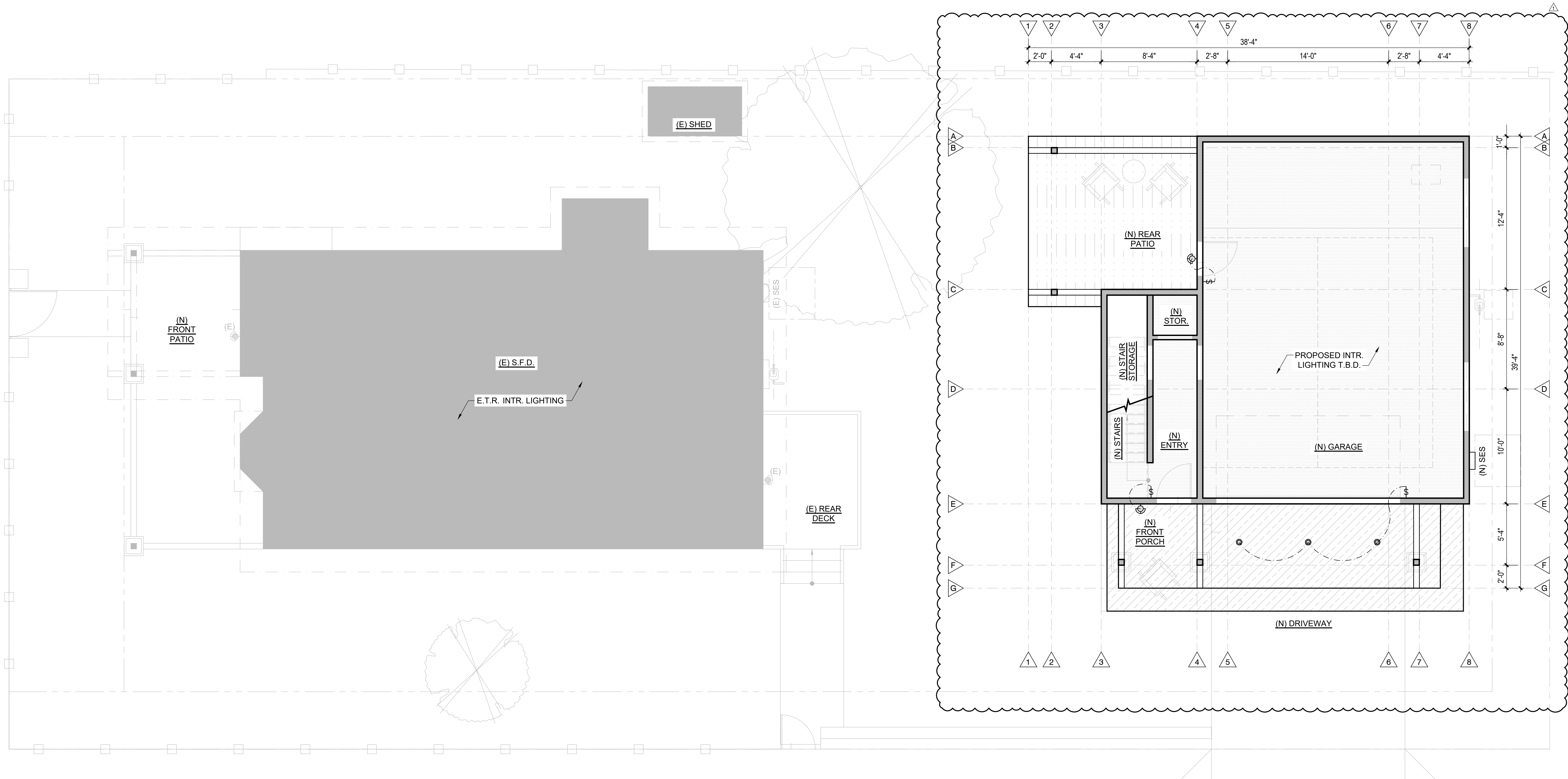
A5.0



2 TYP. EXTR WALL & APERTURE DETAIL
SCALE: 3" = 1'-0"



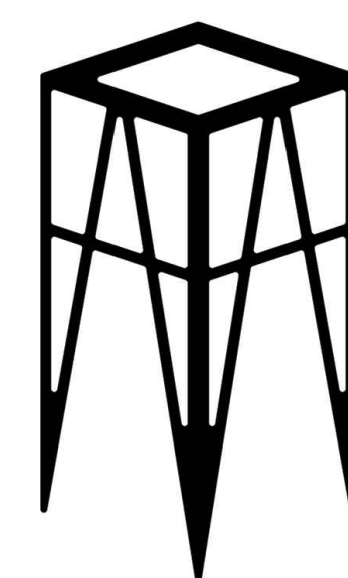
1 TYP. EXTR. APERTURE TRIM @ HOR. LAP SIDING
SCALE: 1" = 1'-0"



PROPOSED LOWER LEVEL EXTR. LIGHTING PLAN

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

*REFER TO SHEET E1.0 FOR KEYNOTES & LEGENDS, TYPICAL



UPDESIGN studio
ARCHITECTS
520-760-8746_updesignarchitects.com
UPDESIGNARCHITECTS@GMAIL.COM
304 S. ELDEN STREET STE 3
FLAGSTAFF, ARIZONA 86001

AVERBECK
ADU 402 W BIRCH
FLAGSTAFF
ARIZONA 86001



DESCRIPTION	DATE
HPC REVIEW REV 01	10-14-2025
HPC REVIEW	09-23-2025
SCHEMATIC DESIGN 1.7	09-19-2025
SCHEMATIC DESIGN 1.6	09-05-2025
SCHEMATIC DESIGN 1.5	09-03-2025
SCHEMATIC DESIGN 1.4	08-22-2025
SCHEMATIC DESIGN 1.3	04-07-2025
SCHEMATIC DESIGN 1.2	03-14-2025
SCHEMATIC DESIGN 1.1	02-19-2025
SCHEMATIC DESIGN 1.0	01-28-2025

PROJECT NO 24_026

SHEET TITLE:
PROPOSED LOWER LEVEL
EXTR. LIGHTING PLAN

E1.0

ELECTRICAL LEGEND

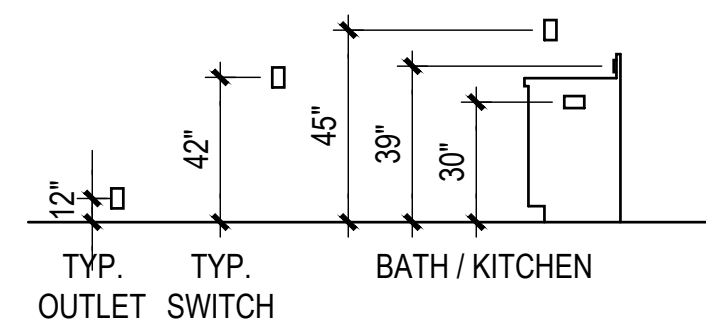
	INDICATES CEILING HEIGHT		EXHAUST FAN, MIN 5 AIR CHANGES/HR, SHALL EXTEND TO THE OUTSIDE, 3' FROM FRESH AIR INLETS PER IRC M1804.2.6
	EXTR. DARK SKY COMPLIANT WALL SCONCE		CARBON MONOXIDE DETECTOR, 110V, HARD WIRED W/ BATTERY BACK UP PER IRC R314
	RECESSED CAN LIGHT/SLIM PUCK		SMOKE DETECTOR 110V, HARD WIRED W/ BATTERY BACK UP PER IRC R314
	EXTR. TO BE DARK SKY COMPLIANT		GARBAGE DISPOSAL
	LOW VOLTAGE SOLAR LIGHTING		COAX DATA / CABLE / PHONE OUTLET
	EXTR. TO BE DARK SKY COMPLIANT	OUTLETS (AFCI PER GENERAL ELEC. NOTE 2)	
	PENDANT FIXTURE		DUPLEX OUTLET
	DECORATIVE CHANDELIER		DUPLEX OUTLET GFCI
	WALL SCONCE		DEDICATED APPLIANCE POWER. V.I.F. W/ MFR.
	SPOT LIGHT		DEDICATED APPLIANCE GFCI POWER. V.I.F. W/ MFR.
	MOTION LIGHT		DUPLEX OUTLET, RECESSED IN FLOOR
	MOUNTED FIXTURE		DUPLEX OUTLET, RECESSED IN CEILING
	SURFACE MOUNTED CEILING FIXTURE		FOURPLEX OUTLET
	CEILING FAN WITH LEGS FOR LIGHT KIT		HALF-HOT DUPLEX OUTLET ON SWITCH
	SURFACE MTD PANEL FIXTURE		JUNCTION BOX
	GARAGE DOOR OPENER	ADDITIONAL OUTLET NOTATIONS:	
	MULTI-LIGHT STRIP	WP	INDICATES WATERPROOF FIXTURE, GFCI PROTECTED
	STRIP LIGHTING W/ THUMB SWITCH	EV	INDICATES FUTURE ELEC. VEHICLE SUPPLY EQUIP. (SEE GENERAL ELECTRICAL NOTES)
	ELECTRICAL CIRCUIT	#	INDICATES ATYPICAL HEIGHT. V.I.F.
	EXISTING TO REMAIN		
	RELOCATED EXISTING		
	STANDARD FIXTURE ON / OFF SWITCH		

ADDITIONAL SWITCH NOTATIONS:
 T INDICATES TIMER
 D INDICATES DIMMER
 OS INDICATES OCCUPANT SENSOR
 3 INDICATES 3-WAY
 4 INDICATES 4-WAY

GENERAL ELECTRICAL/LIGHTING NOTES

- ALL ELECTRICAL SYSTEM MATERIALS, ACCESSORIES, INSTALLATION AND TESTING TO CONFORM TO THE ORDINANCES OF THE A.H.J., STATE LAWS & REGULATIONS, AND ALL CODES ADOPTED BY THE A.H.J. CONTRACTOR SHALL VERIFY LOCATIONS & REQUIREMENTS OF EQUIPMENT AND FIXTURES AS SHOWN ON THE PLANS W/ ACTUAL FIELD CONDITIONS.
- E3902.16 ARC-FAULT CIRCUIT INTERRUPTER PROTECTION. ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE, 15-AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, AND OTHER LIVABLE AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT-INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT OR BY OTHER EQUIVALENT MEANS AS PERMITTED BY SECTION 3902.16
- PER 2018 IECC R404.1, NOT LESS THAN 90% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.
- RECESSED FIXTURES TO BE "ZERO CLEARANCE INSULATION COVER," (IC) APPROVED AT INSULATED AREAS.
- MAINTAIN ADEQUATE CLEARANCES AT ALL ELECTRICAL PANELS: 36" DX30"W OR WIDTH OF EQUIPMENT X 6'-6" H
- V.I.F. FUNCTION OF ALL EXISTING ELECTRICAL AND AT UPGRADED EQUIPMENT, WHERE APPLICABLE
- AT LEAST ONE REQUIRED GARAGE RECEPTACLE SHALL BE A 208/240-VOLT INDIVIDUAL BRANCH CIRCUIT FOR PURPOSES OF ELECTRIC VEHICLE (EV) CHARGING. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL PROVIDE A 50-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND A BRANCH CIRCUIT OVER CURRENT DEVICE. ELECTRIC VEHICLE SUPPLY EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH 2017-NFPA 70/NEC. SEE DEDICATED OUTLET ON PLAN LABELED "EV"
- PROVIDE SOLAR READY CONNECTION. CONDUIT SHALL BE INSTALLED FROM THE SERVICE PANEL TO A TERMINATION POINT AS INDICATED PER PLANS FOR FUTURE CONNECTION.
- PER IRC E3609.6 & E3609.7, PROVIDE BONDING TO THE INTERIOR METAL WATER PIPING AND ABOVE GROUND PORTION OF GAS PIPING SYSTEMS.
- PROVIDE UFER GROUND FOR NEW BUILDS.
- PER IRC E3703, PROVIDE A MINIMUM OF TWO (2) 20A RATED BRANCH CIRCUITS FOR RECEPTACLES LOCATED IN THE KITCHEN, PANTRY, BREAKFAST AND DINING AREAS, & A SEPARATE 20A RATED BRANCH CIRCUIT TO THE LAUNDRY, AND SEPARATE 20A RATED BRANCH CIRCUIT FOR BATHROOM RECEPTACLES.
- ALL MATERIALS AND EQUIPMENT SHALL BE UL LISTED.
- FIXTURES LOCATED AT THE EXTERIOR AND AT SHOWER AREAS TO BE WET-RATED.
- VERIFY LOCATIONS OF ALL EQUIPMENT PLATES SUCH THAT THEY DO NOT REQUIRE NOTCHING TRIM, BACKSLASHES, OR OTHER FINISH WORK
- MOUNT ALL LIGHT/CONTROL SWITCHES/ DIMMERS AT 42" A.F.F. TO ϵ OF THE CONTROL, U.O.N.
- PROVIDE REQUIRED IDENTIFICATION ON ALL CONDUIT OR OTHERWISE CONCEALED SYSTEM COMPONENTS
- WHERE EXISTING SYSTEMS ARE ABANDONED, REMOVE ALL COMPONENTS IN THEIR ENTIRETY.
- RECEPTACLES SHALL BE SPACED PER 2018 IRC E3901
- OUTDOOR LIGHT FIXTURES & TOTAL SITE LUMEN COUNT TO COMPLY WITH REQUIREMENTS PER THE CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.70: OUTDOOR LIGHTING STANDARDS. PROVIDE NARROW SPECTRUM AMBER LED FULLY-SHIELDED FIXTURES EXCEPT WHERE ALLOWED PER CODE.

SWITCH/OUTLET REQ'S

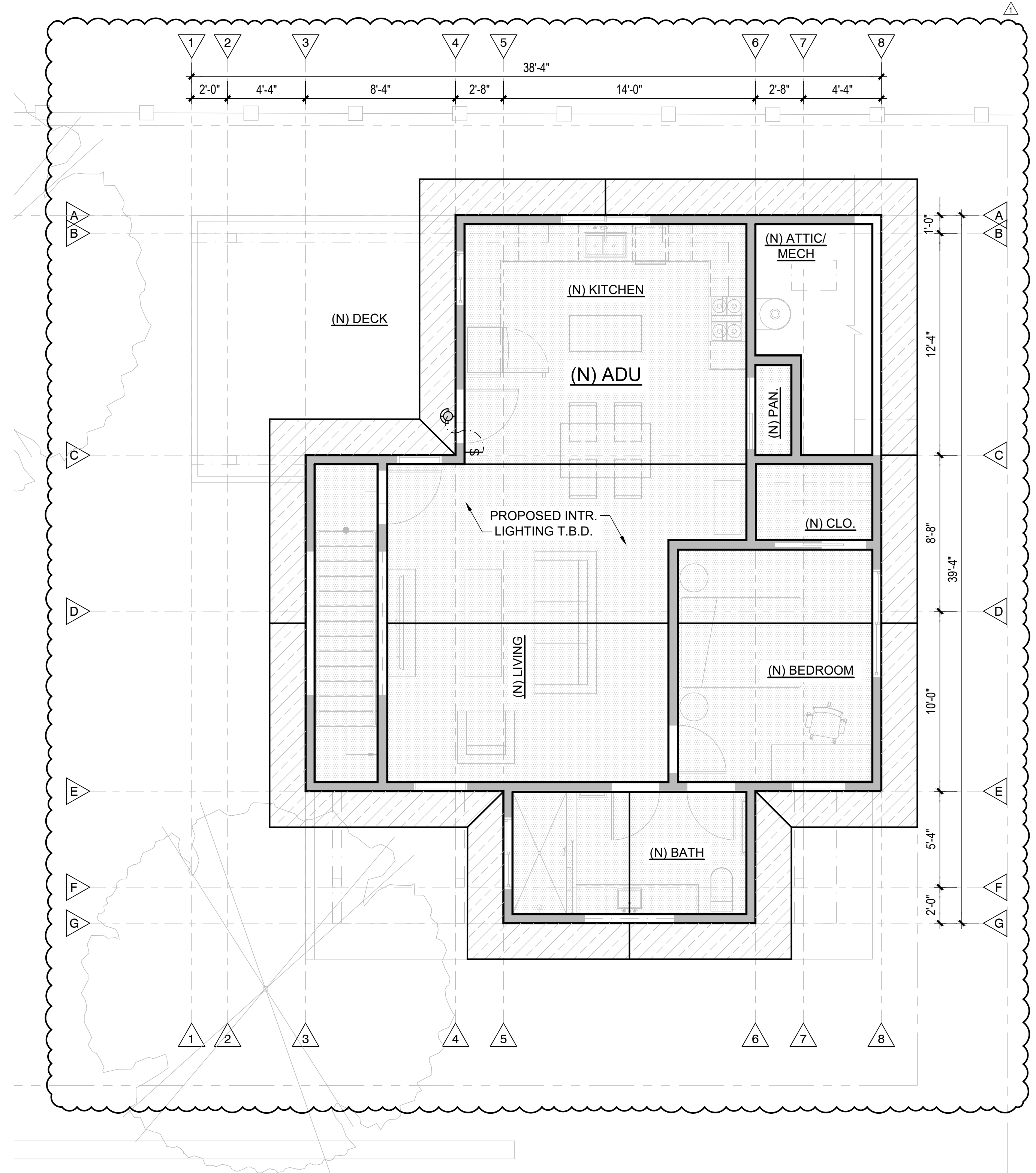


NOTES:

- MOUNT ALL LIGHT/CONTROL SWITCHES/DIMMERS AT 42" A.F.F. TO ϵ OF THE CONTROL, U.N.O.
- VERIFY LAYOUT WITH LOCAL CODES/NEC AND JOB SITE CONDITIONS
- VERIFY LOCATIONS DO NOT REQUIRE NOTCHING TRIM, BACKSLASHES, OR OTHER FINISH WORK

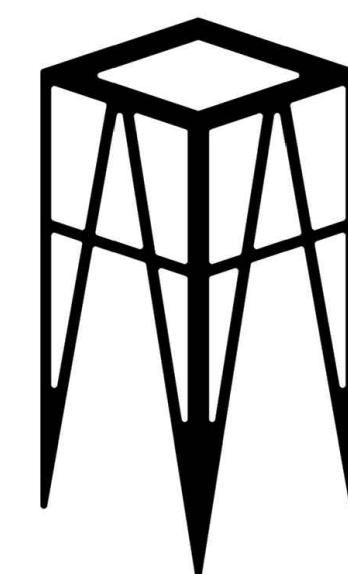
FINISH LEGEND

	GYPSUM BOARD
	COMPOSITE PANEL
	DECK UNDERSIDE



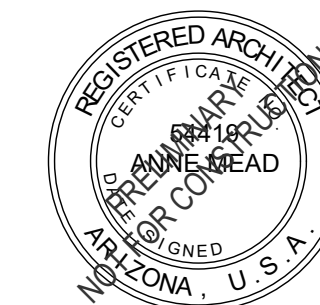
PROPOSED UPPER LEVEL EXTR. LIGHTING PLAN

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



UPDESIGN studio
 ARCHITECTS
 520-760-8746_updesignarchitects.com
 UPDESIGN SOLUTIONS@GMAIL.COM
 304 S. ELDEN STREET STE 3
 FLAGSTAFF, ARIZONA 86001

AVERBECK
ADU 402 W BIRCH
 FLAGSTAFF
 ARIZONA 86001



DESCRIPTION	DATE
APN : 100-11-013	
HPC REVIEW REV 01	10-14-2025
HPC REVIEW	09-23-2025
SCHEMATIC DESIGN 1.7	09-19-2025
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SCHEMATIC DESIGN 1.0	01-28-2025
PROJECT NO 24_026	

SHEET TITLE:

PROPOSED UPPER LEVEL
 EXTR. LIGHTING PLAN

E1.1

N



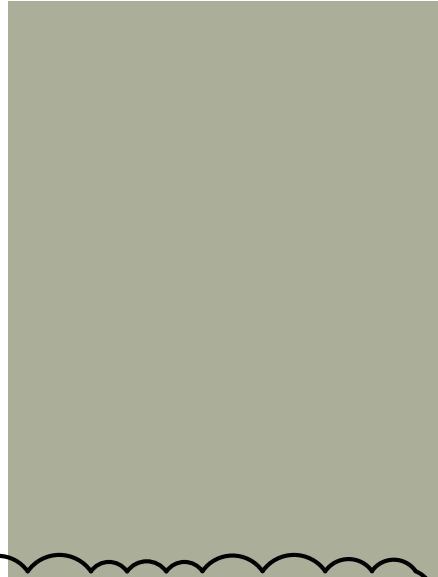
ROOFING

MTL: ASPHALT SHINGLE
MFR: TO MATCH EXISTING
COLOR: MEDIUM GRAY TO MATCH EXISTING
LRV: NOT AVAILABLE



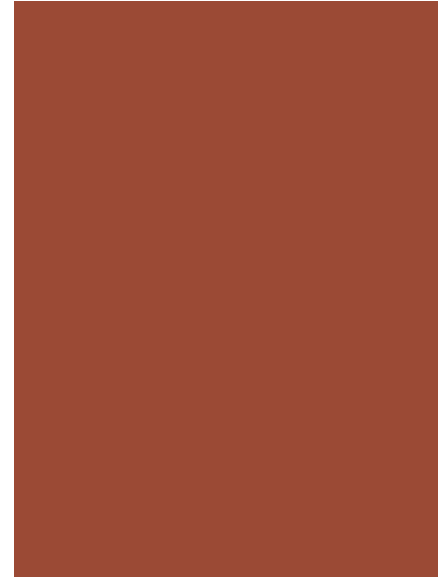
LAP SIDING, TRIM, BELLY BAND, POST & BEAMS

MATL: COMPOSITE HORIZONTAL LAP SIDING
TEXTURE: SMOOTH
MFR: JAMES HARDIE
PAINT:
MFR: SHERWIN WILLIAMS
COLOR: SW 6209 - RIPE OLIVE
LRV: 6



STUCCO SIDING, PIERS

MATL: STUCCO
PAINT:
MFR: SHERWIN WILLIAMS
COLOR: SW 6178 CLARY SAGE
LRV: 41



FASCIA, ARCH. BRACKETS, ENTRY DOORS

MATL: COMPOSITE
MFR: JAMES HARDIE
PAINT:
MFR: SHERWIN WILLIAMS
COLOR: SW 6342 SPICY HUE
LRV: 12



STONE VENEER

MATL: REUSED SITE WALL LOCAL MALPAIS
LRV: NOT AVAILABLE



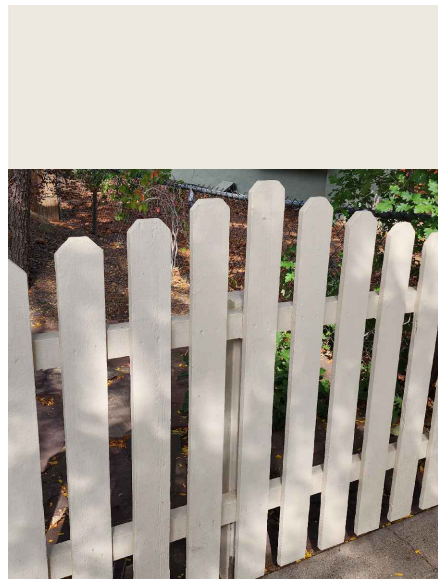
WINDOWS & DOORS

MATL: COMPOSITE
MFR: T.B.D.
FRAME COLOR: BLACK
LRV: NOT AVAILABLE



WOOD STAIN

LOCATION: GUARDRAILS
MFR: SHERWIN WILLIAMS
COLOR: SW 3531 BLUE SHADOW
LRV: NOT AVAILABLE



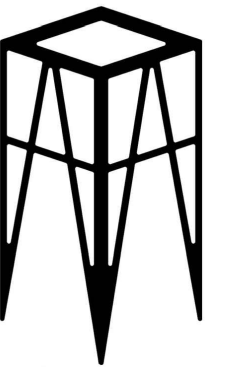
FENCING

LOCATION: SW & SE PROPERTY LINES
MTL: WOOD PICKETS
PAINT:
MFR: SHERWIN WILLIAMS
COLOR: SW 7001 - MARSHMALLOW
LRV: 82



DECKING

MFR: TREX
LINE: ENHANCE
COLOR: COASTAL BLUFF
LRV: NOT AVAILABLE



APN : 100-11-013

HPC REVIEW DESCRIPTION DATE

09-23-2025

PROJECT NO 24_026

AVERBECK
402 W BIRCH
ADU
FLAGSTAFF
ARIZONA 86001

COLOR & MATERIAL BOARD



SUBJECT SITE - 402 W BIRCH AVE. - NORTH SIDE



SUBJECT SITE - 402 W BIRCH AVE. - WEST SIDE



SUBJECT SITE - 402 W BIRCH AVE. - EAST SIDE



SUBJECT SITE - 402 W BIRCH AVE. - SOUTH SIDE



IMMEDIATE NEIGHBOR TO EAST - 324 W BIRCH AVE.



IMMEDIATE NEIGHBOR TO WEST - 406 W BIRCH AVE.



IMMEDIATE NEIGHBOR TO NORTH - 215 N SITGREAVES ST.



IMMEDIATE NEIGHBOR TO SOUTH - 403 W BIRCH AVE.



SURROUNDING NEIGHBOR - 220 & 224 N SITGREAVES ST.



SURROUNDING NEIGHBOR - 314 W BIRCH AVE.



SURROUNDING NEIGHBOR - 217 & 219 N SITGREAVES ST.



SURROUNDING NEIGHBOR - 304 W BIRCH AVE.



SURROUNDING NEIGHBOR - 403 & 405 W CHERRY AVE.



SURROUNDING NEIGHBOR - 416 W BIRCH AVE.



SURROUNDING NEIGHBOR - 314 W CHERRY AVE.



SURROUNDING NEIGHBOR - 411 W BIRCH AVE.



LIST OF PERMITS

REGARDING:

Certificate of Appropriateness
402 W Birch Ave
Flagstaff, AZ 86001
Averbeck ADU

PREPARED BY:

Erin O'Loughlin
Project Architect
Updesign Studio Architects
304 S. Elden Street Suite 3
Flagstaff, Arizona 86001
408-705-0466
updesign.erin@gmail.com

ATTENTION:

Lauren Clementino
Senior Planner/Heritage Preservation Officer
City of Flagstaff
211 W. Aspen Ave
Flagstaff, AZ 86001
928-213-2633
lclementino@flagstaffaz.gov

Greetings Lauren,

Please see our attached documents for our application for a Certificate of Appropriateness for a new garage/ADU structure at 402 W Birch Ave. Since this is a residential project, we do not need to submit for Concept or Site Plan with the City of Flagstaff. After this Certificate of Appropriateness is approved, we plan to create a document set to submit to the City of Flagstaff for building permit. If you require anything else, please do not hesitate to contact us.

Sincerely,
Erin O'Loughlin
Project Architect
updesign.erin@gmail.com
408-705-0466



LETTER OF AUTHORIZATION

REGARDING:

Certificate of Appropriateness
402 W Birch Ave
Flagstaff, AZ 86001
Averbeck ADU

PREPARED BY:

Anne M. Mead, AIA, RA #54419
Updesign Studio Architects
304 S. Elden Street Suite 3
Flagstaff, Arizona 86001
520-780-8746
updesign.anne@gmail.com

ATTENTION:

Lauren Clementino
Senior Planner/Heritage Preservation Officer
City of Flagstaff
211 W. Aspen Ave
Flagstaff, AZ 86001
928-213-2633
lclementino@flagstaffaz.gov

Greetings Lauren,

Please see the attached documents for our application for a Certificate of Appropriateness for a new garage/ADU structure at 402 W Birch Ave. The parcel is owned by the Averbeck Family Trust. George Averbeck and Holly Averbeck are the grantors of this trust. They authorize Updesign Studio Architects to be the applicant for the certificate of appropriateness for this project. If you require anything else, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne M. Mead".

Anne M. Mead, AIA, AZBTR RA 54419
Updesign.anne@gmail.com
520-780-8746

A handwritten signature in black ink, appearing to read "Holly Averbeck".

Holly Averbeck (owner)
hollyjgramm@gmail.com
928-310-9084



at the request of Pioneer Title Agency, Inc.

When recorded mail to
George G. Averbeck
Holly Stahl
P.O. Box 22446
Flagstaff, AZ 86002

00860984-WEE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 100-11-013

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,
Jeffrey G. Hall and Rachelle M. Hall, Husband and Wife, as Joint Tenants with Right of Survivorship
do/does hereby convey to

George G. Averbeck and Holly Stahl, Husband and Wife, as Community Property with Right of
Survivorship

the following real property situated in Coconino County, Arizona:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of
way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear
of record.

The Grantor warrants the title against all persons whomsoever.

DATED: April 1, 2015

Jeffrey G. Hall

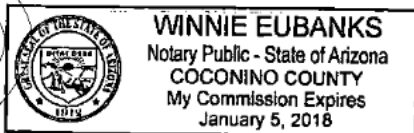
Rachelle M. Hall

State of Arizona }
 } ss.
County of Coconino }

The foregoing instrument was acknowledged before me this 1st day of April, 2015, by
Jeffrey G. Hall and Rachelle M. Hall.

NOTARY PUBLIC

My commission expires: 1-5-2018



00860984-WEE

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
(Deed)

George G. Averbeck and Holly Stahl, Husband and Wife, as Community Property with Right of Survivorship, each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says:

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated 4/1/2015 and executed by Jeffrey G. Hall and Rachelle M. Hall, Husband and Wife, as Joint Tenants with Right of Survivorship, as Grantors, to George G. Averbeck and Holly Stahl, Husband and Wife, as Community Property with Right of Survivorship, as Grantees, and which conveys certain premises described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named therein, not as Tenants in Common nor as a Community Property Estate nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

DATED: April 1, 2015

George G. Averbeck
George G. Averbeck

Holly Stahl
Holly Stahl

State of Arizona

} ss.

County of Coconino

The foregoing instrument was acknowledged before me this 1st day of April, 2015, by George G. Averbeck and Holly Stahl.

Winnie Eubanks
NOTARY PUBLIC

My commission expires: 1-5-2018

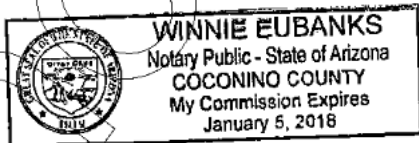


Exhibit A

Lots 1 and 2, and the Easterly 8 feet 4 inches of Lot 3, Block 3-D, TOWNSITE OF FLAGSTAFF, as shown on the plat thereof recorded in Book 1 of Maps, Page 16, records of Coconino County, Arizona.

Unofficial Copy



Account: R0022544

Location **Owner Information**

Situs Address 402 W BIRCH AVE

Owner Name AVERBECK FAMILY TRUST DTD 11-19-24

City FLAGSTAFF

Owner Address PO BOX 22446
FLAGSTAFF, AZ 86002

Tax Area 0150 - SD#1 CITY OF FLAGSTAFF

Parcel Number 100-11-013

Legal Summary Subdivision: FLAGSTAFF TOWNSITE Block: 3D Lot: 1 AND:- Lot: 2
E 8' 4IN OF LOT 3 , Sixteenth: NE Quarter: SE Section: 16 Township: 21N Range: 07E

Legal Summary is not to be used for recording or legal purposes.

Neighborhood 01.14 - FLAGSTAFF TOWNSITE

Sale Date	Sale Price	Doc D
04/01/2015	\$0 \$400,000	D Warrant Special W SURV

Images

- [Photo](#)
- [Sketch](#)
- [GIS](#)



When recorded return to:
Alexandra Shroufe, P.C.
809 W. Riordan Road, Ste 201
Flagstaff, AZ 86001

SPECIAL WARRANTY DEED

GRANTOR:

GEORGE G. AVERBECK and HOLLY STAHL, now known as Holly G. Averbeck, husband and wife,
P.O. Box 22446
Flagstaff, AZ 86002

GRANTEE:

George G. Averbeck and Holly G. Averbeck as Trustees of
The Averbeck Family Trust,
dated November 19, 2024
P.O. Box 22446
Flagstaff, AZ 86002

Subject Real Property:

See Exhibit A (attached)

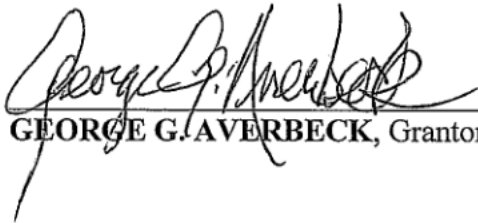
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

AFFIDAVIT EXEMPT PURSUANT TO: A.R.S. § 11-1134(B)(8)


Disclosure Beneficiaries pursuant to A.R.S. §33-404:

George G. Averbeck and Holly G. Averbeck, P.O. Box 22446, Flagstaff, AZ 86002

For valuable consideration, Grantors convey to Grantees all right, title and interest of Grantors in Subject Real Property together with all rights and privileges appurtenant or to become appurtenant to Subject Real Property on the effective date, and warrants the title against acts of the Grantors and none other, subject to existing liens and encumbrances of record.



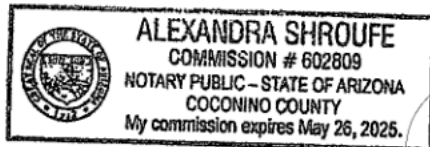
GEORGE G. AVERBECK, Grantor




HOLLY G. AVERBECK, Grantor

STATE OF ARIZONA)
) ss.
County of Coconino)

On this 19th day of November, 2024, before me personally appeared, GEORGE G. AVERBECK and HOLLY G. AVERBECK, whose identities were proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the same.





Notary Public

EXHIBIT A

Parcel 100-11-013

Lots 1 and 2, and the Easterly 8 feet 4 inches of Lot 3, Block 3-D, TOWNSITE OF FLAGSTAFF, as shown on the plat thereof recorded in Book 1 of Maps, Page 16, records of Coconino County, Arizona.

Parcel 101-23-047

Lots 8 and 9, Block B, PINECREST, as shown on the plat thereof recorded in Book 2 of Maps, Page 91, records of Coconino County, Arizona;

EXCEPT that part of said Lot 8 described as follows:

BEGINNING at the most Southerly corner of said Lot 8;

THENCE North 34°30' West, a distance of 40 feet;

THENCE North 55°30" East, a distance of 105.00 feet;

THENCE South 34°30' East, a distance of 40 feet along the Northeasterly line of said Lot 8;

THENCE South 55°30' West, a distance of 105.00 feet along the Southeasterly line of said Lot 8 to the POINT OF BEGINNING.