

IMPERVIOUS SURFACES	
BUILDING	4621
DRIVEWAY	465
SIDEWALK	63
ENTRY/PATIO	406
OTHER	14
<b>TOTAL</b>	<b>6574</b>

SETBACKS	
FRONT	12'-0"
REAR	20'-0"
SIDE	7'-0"
GARAGE	25'-0"

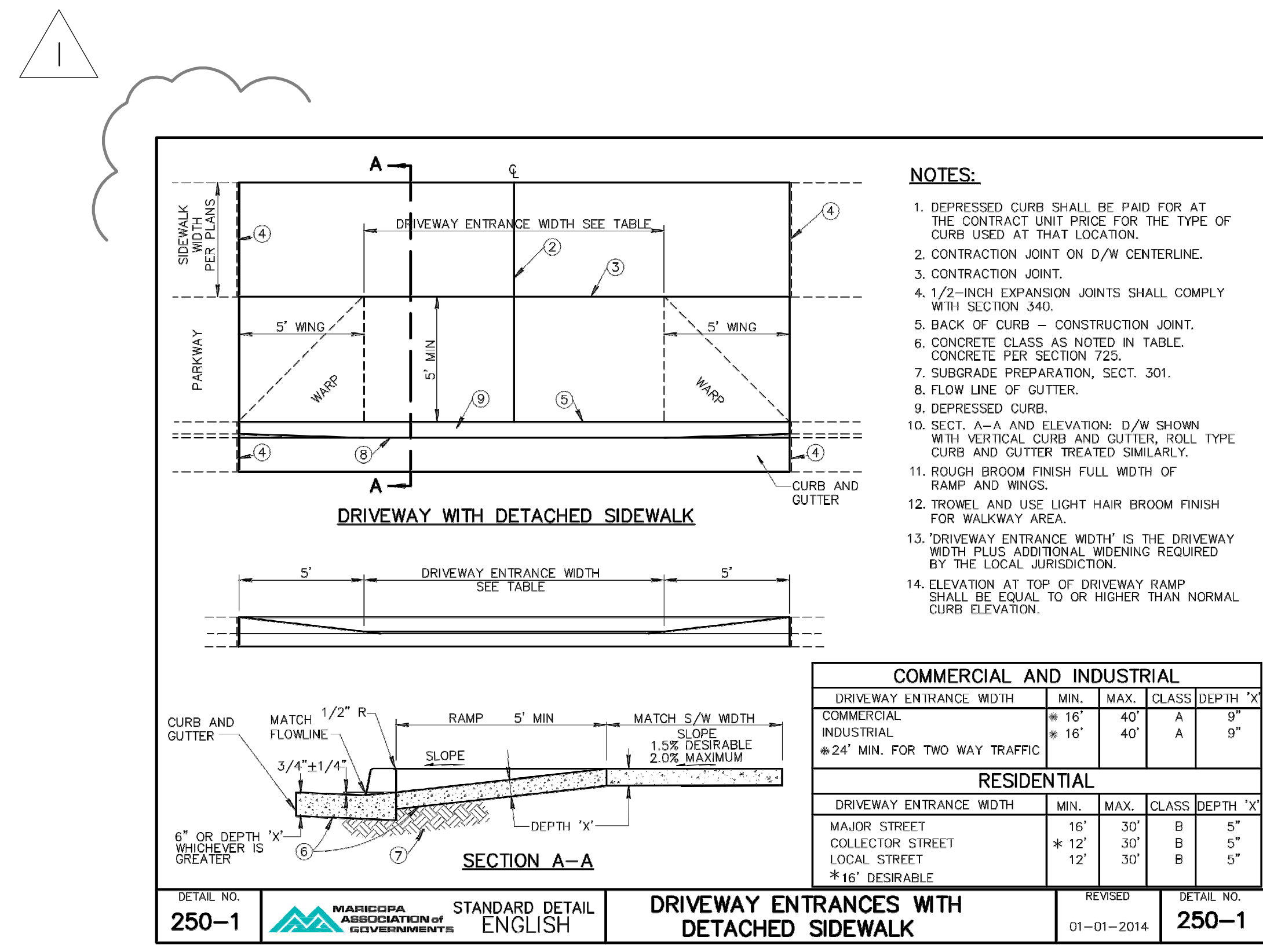
LEGEND	
(E)	ELECTRICAL PANEL
(G)	GAS METER
(S)	SEWER SERVICE
(W)	WATER METER
(Tree symbol)	TREE TO REMAIN
(Tree symbol)	TREE TO BE REMOVED

300 SQ. FT. AREA FOR FUTURE SOLAR PANELS. FUTURE CONNECTIONS WIRE TO BE LOCATED AT CENTER OF THIS AREA IN ATTACKS AND ROUTED TO JUNCTION BOX LOCATED OVER ELECTRICAL PANEL PER 2018 IRC, APPENDIX "I"

POST-DEVELOPMENT FLOW

PRE-DEVELOPMENT FLOW



**PLOT PLAN**

SCALE: 1/8" = 1'-0"

NORTH

WWW.CAPSTONEHOMESAZ.COM  
3605 S. FLAGSTAFF RANCH RD.  
FLAGSTAFF, AZ. 86006



**ARCHITECTURAL**  
**SITE PLAN**

DRAWN BY: BRET M. Outhouse

DATE: JANUARY 21, 2025

Rev.	DATE	CITY COMMENTS
1	01-21-2025	
2		
3		
4		
5		

SUBDIVISION

WOODY MOUNTAIN LOT 19

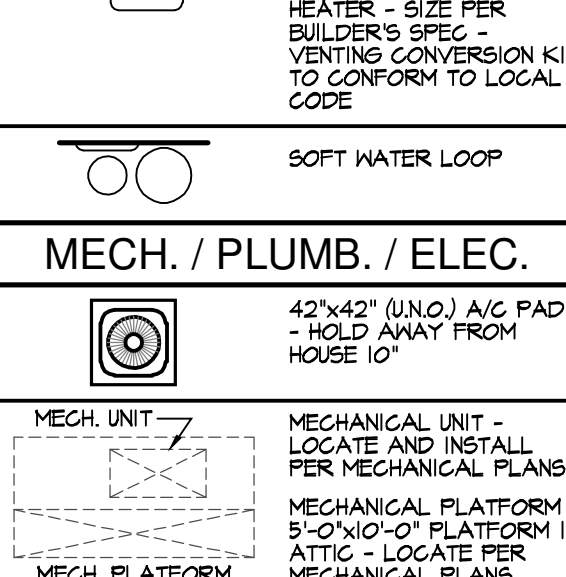
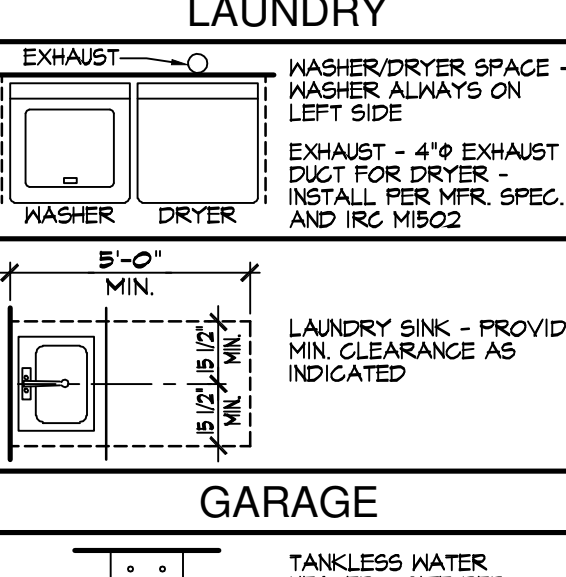
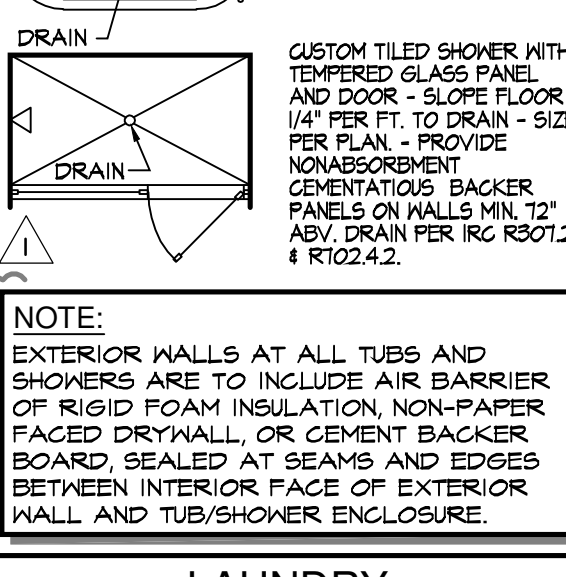
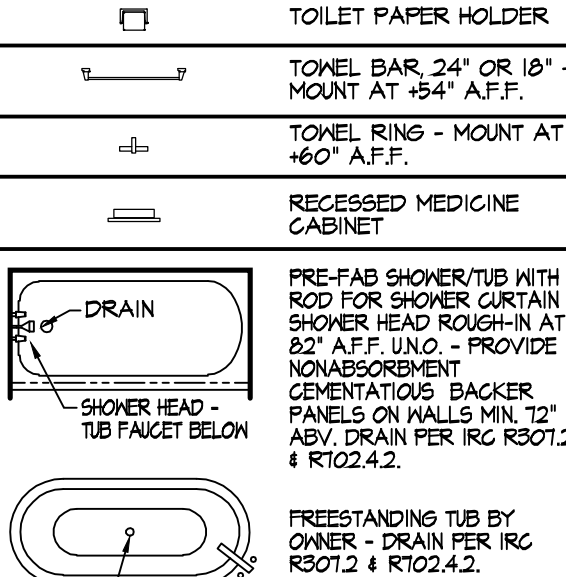
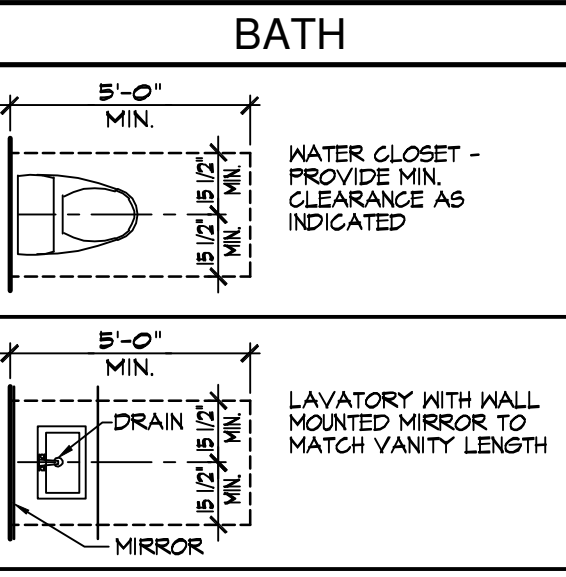
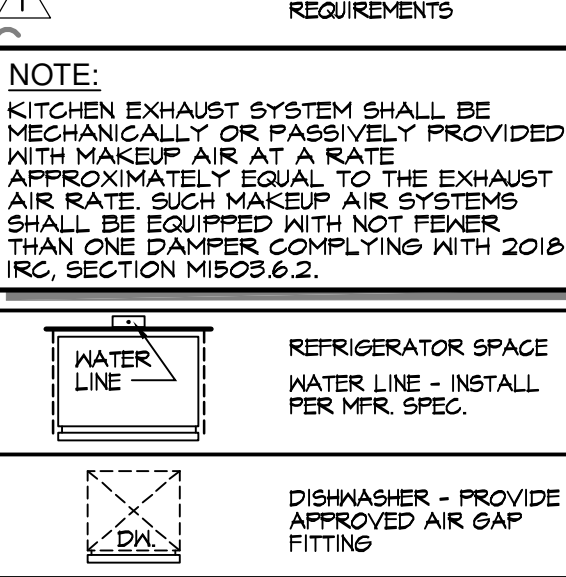
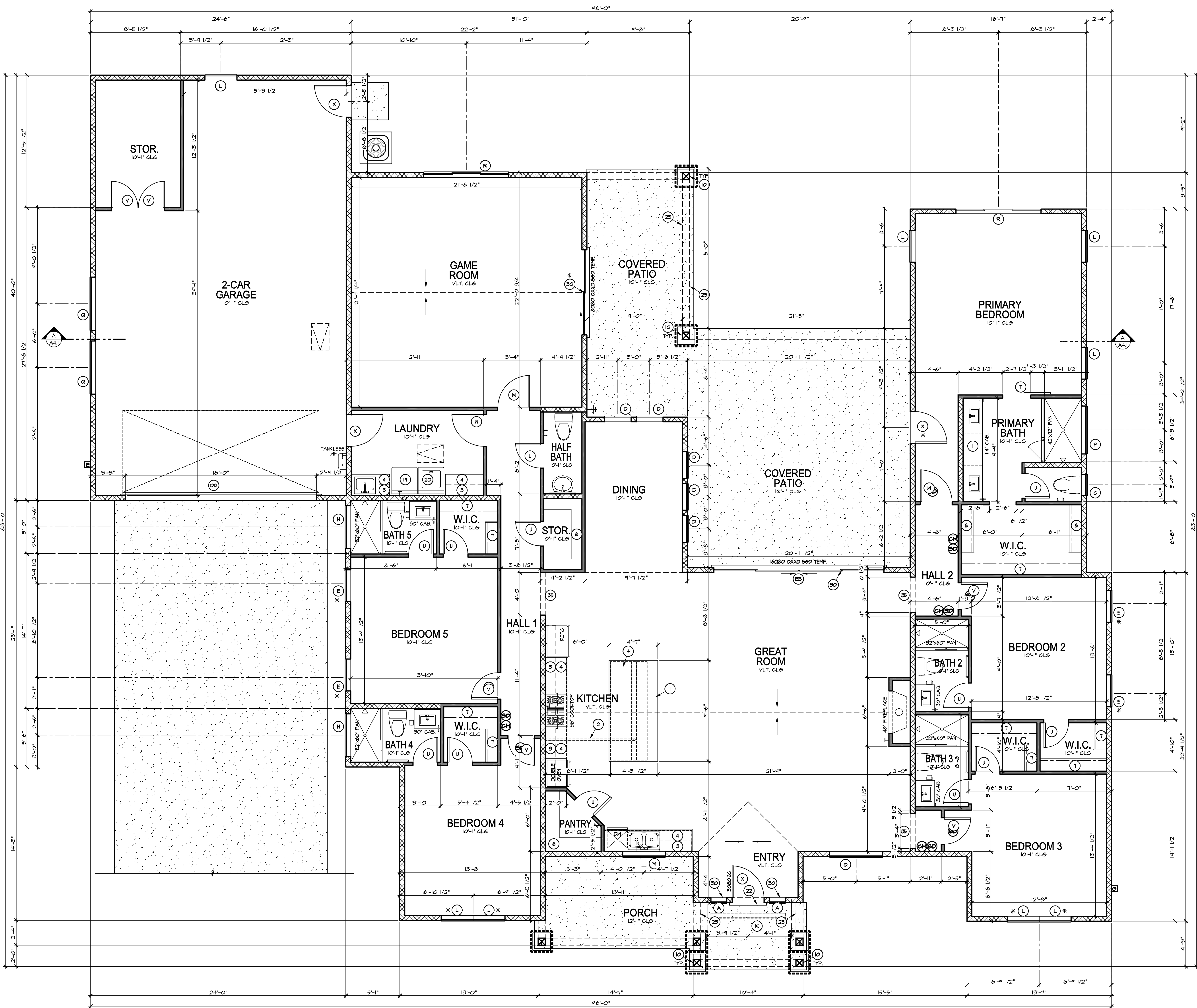
SHEET No.

AS1

DOOR SCHEDULE				
#	SIZE	DESCRIPTION	QTY.	REMARKS
T	2'6"X8'0"	BARN DOOR	1	
U	2'4"X8'0"	INTERIOR DOOR	12	
V	2'6"X8'0"	INTERIOR DOOR	6	
X	3'0"X8'0"	INTERIOR DOOR	3	
X	3'0"X8'0"	EXTERIOR DOOR	4	20 MIN. SELF-CLOSING AT GARAGE
AA	4'0"X8'0"	INTERIOR BI-FOLD DOOR	1	
BB	16'0"X8'0"	INSTALL GLASS DOOR	1	CENTER-FULL, TEMPERED
DD	18'0"X8'0"	ALUM. GARAGE DOOR	1	

FIXTURE / EQUIPMENT LEGEND	
	KITCHEN ISLAND
	CONDUIT UNDER SLAB FOR ELECTRICAL TO ISLAND
	UPPER CABINETS
	LOWER CABINETS
	12" SHELF
	16" SHELF
	ONE ROD - ONE SHELF
	TWO RODS - TWO SHELVES
	EXPOSED WOOD BEAM
	EXPOSED WOOD POST
	KNEE SPACE BELOW COUNTER TOP - MINIMUM OF 3'-0" CLEAR WIDTH
	TEMPERED GLASS PANEL TO SIT ON TOP OF FIN. FLOORING/INGRESS OF TREAD, SEE DET. 15(D), (I)
	LOH WALL - 42" HIGH MIN. ABOVE FINISHED FLOOR
	HANDRAIL/GUARDRAIL - 42" HIGH MIN. ABOVE FIN. FLOORING/INGRESS OF TREAD, SEE DET. 15(D), (I)
	SERVICE DOOR
	48"x48" CONCRETE STOOP
	36" AFF. COURTYARD WALL
	PROVIDE DRYER MAKEUP AIR - DET. 22(D), (J)
	STD. DRAIN PAN UNDER WASHER
	1-3/4" SOLID CORE DOOR, TIGHT FITTING, SELF-CLOSING, SELF-LATCHING WITH GASKETS AND SWEEP
	THE FINISH CONCRETE AT EXTERIOR SIDE OF DOOR MUST BE WITHIN 4" OF THRESHOLD.
	DEPRESS SLAB 3/4" AT UNCOVERED S.O.D.
	EXTERIOR SOFFIT - REFER TO ELEVATIONS
	1/2" EXTERIOR RATED GYP. BD. AT PATIO/PORCH CEILING ICG ESR-1336
	5/8" TYP. X 6" GYP. BD. AT USEABLE AREAS UNDER STAIRS, BEARING WALLS, AND GARAGE WALLS/CEILING
	1/8" SLOPE PER 1'-0" (1/4" SLOPE PER 1'-0" MAX.)
	1/4" SLOPE PER 1'-0" MAX.
	MECHANICAL CHASE
	FIREBLOCK ALL VOIDS - TYP.
	TEMPERED GLASS
	BRICK VENEER - REFER TO ELEVATIONS
	LINE OF FIRST FLOOR BELOW
	LINE OF SECOND FLOOR ABOVE
	BOX22 ATTIC SCUTTLE - SEE DET. 14(D), (E)
	SOFFIT - REFER TO DETAIL 14(D), (E)

- KEY NOTES**
- KITCHEN ISLAND
  - CONDUIT UNDER SLAB FOR ELECTRICAL TO ISLAND
  - UPPER CABINETS
  - LOWER CABINETS
  - 12" SHELF
  - 16" SHELF
  - ONE ROD - ONE SHELF
  - TWO RODS - TWO SHELVES
  - EXPOSED WOOD BEAM
  - EXPOSED WOOD POST
  - KNEE SPACE BELOW COUNTER TOP - MINIMUM OF 3'-0" CLEAR WIDTH
  - TEMPERED GLASS PANEL TO SIT ON TOP OF FIN. FLOORING/INGRESS OF TREAD, SEE DET. 15(D), (I)
  - LOH WALL - 42" HIGH MIN. ABOVE FINISHED FLOOR
  - HANDRAIL/GUARDRAIL - 42" HIGH MIN. ABOVE FIN. FLOORING/INGRESS OF TREAD, SEE DET. 15(D), (I)
  - SERVICE DOOR
  - 48"x48" CONCRETE STOOP
  - 36" AFF. COURTYARD WALL
  - PROVIDE DRYER MAKEUP AIR - DET. 22(D), (J)
  - STD. DRAIN PAN UNDER WASHER
  - 1-3/4" SOLID CORE DOOR, TIGHT FITTING, SELF-CLOSING, SELF-LATCHING WITH GASKETS AND SWEEP
  - THE FINISH CONCRETE AT EXTERIOR SIDE OF DOOR MUST BE WITHIN 4" OF THRESHOLD.
  - DEPRESS SLAB 3/4" AT UNCOVERED S.O.D.
  - EXTERIOR SOFFIT - REFER TO ELEVATIONS
  - 1/2" EXTERIOR RATED GYP. BD. AT PATIO/PORCH CEILING ICG ESR-1336
  - 5/8" TYP. X 6" GYP. BD. AT USEABLE AREAS UNDER STAIRS, BEARING WALLS, AND GARAGE WALLS/CEILING
  - 1/8" SLOPE PER 1'-0" (1/4" SLOPE PER 1'-0" MAX.)
  - 1/4" SLOPE PER 1'-0" MAX.
  - MECHANICAL CHASE
  - FIREBLOCK ALL VOIDS - TYP.
  - TEMPERED GLASS
  - BRICK VENEER - REFER TO ELEVATIONS
  - LINE OF FIRST FLOOR BELOW
  - LINE OF SECOND FLOOR ABOVE
  - BOX22 ATTIC SCUTTLE - SEE DET. 14(D), (E)
  - SOFFIT - REFER TO DETAIL 14(D), (E)



- GENERAL NOTES**
- WALL DIMENSIONS TO BE 3/16" FOR 2X4 STUD KNAIF OR 1/2" FOR 2X6 STUD WALLS REFERENCED TO WALL LEGEND BELOW UNO.
  - HEADER HEIGHTS AT ALL FIRST LEVEL WINDOWS TO BE 8'-0" UNO.
  - HEADER HEIGHTS AT ALL SECOND LEVEL WINDOWS TO BE 7'-0" UNO.
  - ALL EXTERIOR DOOR HEADER HEIGHTS TO BE 8'-0" UNO. ALL INTERIOR DOOR HEADER HEIGHTS TO BE 8'-0" UNO.
  - GLASS IN HAZARDOUS AREAS AND ALL GLASS 1/2" OR UNDER FIN. FIL. AND WITHIN 24" OF ANY EXTERIOR DOOR SHALL BE TEMPERED SAFETY GLASS.
  - PROVIDE PRESSURE BALANCE OR THERMO MIXING VALVE TYP. CONTROL VALVES FOR ALL SHOWER AND TUB COMBO.
  - GLAZING - ALL WINDOWS AND EXTERIOR DOORS TO BE EQUAL GLAZED.
  - ALL DOORS TO BE HOLLOW CORE UNO.
  - 3'-0" CONC. SIDEWALK TO REMAIN A MINIMUM 1'-0" FROM GARAGE CORNER TO EDGE OF SIDEWALK # ALL GARAGE EXTENSION OPTIONS.
  - GATE AND HARDWARE IN THE EXIT SYSTEM TO BEIC MAY SHALL BE INSTALLED PRIOR TO FINAL INSPECTION AND IN COMPLIANCE WITH IRC.
  - THE MINIMUM WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3'-0".

WALL LEGEND	
	2X4 FRAMED WALL
	2X6 FRAMED WALL

WINDOW SCHEDULE			
#	SIZE	DESCRIPTION	REMARKS
A	16'X6'0"	STATIONARY GLASS	2 TEMPERED
C	2'0"X3'0"	SINGLE HUNG	6
D	2'6"X6'0"	SINGLE HUNG	5
E	3'0"X3'0"	CASEMENT	4
K	10'X16'	TRANSOM FIXED	1
L	3'0"X3'0"	SINGLE HUNG	8 TEMPERED AS REQUIRED
M	4'0"X4'6"	SLIDING GLASS	1 TEMPERED AS REQUIRED
N	4'0"X16'	SLIDING GLASS	2
P	4'6"X2'0"	SLIDING GLASS	1
Q	3'0"X3'0"	SLIDING GLASS	3
R	8'0"X3'0"	SLIDE/STATIONARY/SLIDE	2 TEMPERED

**NOTE:**  
ALL WINDOWS SHALL BE LOW-E AND COMPLY WITH THE U-FACTOR OF 0.30 MAX.  
EMERGENCY ESCAPE AND RESCUE OPENINGS INDICATED WITH 'E' ON THIS PLAN.  
ARE TO COMPLY WITH THE REQUIREMENTS LISTED ON SHEET G11 UNDER "WINDOWS" GENERAL SPECIFICATIONS.  
ALL GLAZING U-FACTOR AND SHGC SHALL COMPLY WITH HERS REPORT PROVIDED.

MAIN LEVEL NOTED FLOOR PLAN (3655 SQ. FT. LIVABLE)  
SCALE: 1/4" = 1'-0"

DRAWN BY: BRETT M. Outhouse	
DATE: JANUARY 21, 2025	
Rev.	DATE
1	JUN 26, 2025
2	CITY COMMENTS
3	
4	
5	

SUBDIVISION  
 WOODY MOUNTAIN LOT 19

SHEET No.  
 A2.1

- KEY NOTES**
- NOTE:  
 NOT ALL KEY NOTES APPLY TO THIS PLAN
- 1) HEEP SCREED TO MIN 5/4" BELOW FINISHED FLOOR - PAINT CONCRETE STEM BELOW TO MATCH HOUSE PAINT
  - 2) FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
  - 3) SLOPE 1/4" PER LINEAL FOOT AT PORCH/PATIO
  - 4) STONE/BRICK VENEER
  - 5) BOARD & BATTEN
  - 6) HORIZONTAL SIDING
  - 7) VERTICAL SIDING
  - 8) 1/4" TRIM BOARD
  - 9) 1/2" TRIM BOARD
  - 10) TEMPERED GLASS
  - 11) ROUGH SAWN STRUCTURAL POST AND/OR BEAM - REFER TO ENGINEERING FOR SIZE
  - 12) GARAGE SERVICE DOOR
  - 13) COACH LIGHT
  - 14) ARCHITECTURAL SHINGLES
  - 15) STANDING SEAM METAL ROOF
  - 16) CRICKET AS REQUIRED
  - 17) COURTYARD HALL AT 56' AFF
- GENERAL NOTES**
- A. FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL - PAINTED OR ANODIZED TO MATCH EXTERIOR
  - B. ASPHALT ROOF SHINGLES INSTALLED PER MANUFACTURER'S WRITTEN SPECS.
  - C. BUILT UP ROOFING WITH 1 LAYER #50 ASTM D 226 TYPE II ASPHALT FELT MIN. AND #50 PER 50 FT. OF GRAVEL OR OTHER APPROVED SURFACING MATERIAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND PER IRC 2022 SECTION R08.04
  - D. HEEP SCREED SHALL BE OF 26 GA. CORROSION RESISTANT METAL W/ A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" AND PLACED A MINIMUM OF 5/4" BELOW THE TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE AT ALL EXTERIOR WALLS.
  - E. SUPPLY INSTALLATION BATTLES AT ATTIC VENTILATION AREAS. GET INSULATION BACK FROM OPENINGS. SUPPLY MIN. 1" AIR SPACE BETWEEN INSULATION & ROOF SHEATHING.
  - F. HINDON FRAMES TO BE PAINTED OR ANODIZED TO MATCH EXTERIOR. NO EXPOSED WOOD OR METAL.
  - G. GLASS IN HAZARDOUS AREAS AND ALL GLASS 18" OR UNDER FIN. FLR. AND WITHIN 24" OF ANY EXTERIOR DOOR SHALL BE TEMPERED SAFETY GLASS.
  - H. ALL A/C AND MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FROM PUBLIC STREETS AND SHALL BE SCREENED.
  - J. ALL WASTE LINES TO BE VENTED THRU ROOF WITHIN REAR HALF OF HOUSE.
  - K. ALL GAS APPLIANCE VENTS THRU ROOF SHALL BE VENTED WITHIN REAR HALF OF HOUSE & GAS COMMITMENTS ONLY.
  - L. ANY GATE & HARDWARE IN THE REQUIRED EXIT TO A PUBLIC WAY SHALL BE INSTALLED PRIOR TO PUBLIC INSPECTION.



EXTERIOR ELEVATIONS  
LEFT AND RIGHT

DRAWN BY: BRETT M. Outhouse

DATE: JANUARY 21, 2025

Rev.	DATE	COMMENTS
1	JUN 26, 2025	CITY COMMENTS
2		
3		
4		
5		

SUBDIVISION  
WOODY MOUNTAIN LOT 19

SHEET No.  
A2.2

KEY NOTES

- NOTE:  
NOT ALL KEY NOTES APPLY TO THIS PLAN
- 1) KEEP SCREED TO MIN. 3/4" BELOW FINISHED FLOOR - PAINT CONCRETE STEM BELOW TO MATCH HOUSE PAINT
  - 2) FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
  - 3) SLOPE 1/4" PER LINEAL FOOT AT PORCH/PATIO
  - 4) STONE/BRICK VENEER
  - 5) BOARD & BATTEN
  - 6) HORIZONTAL SIDING
  - 7) VERTICAL SIDING
  - 8) 1/4" TRIM BOARD
  - 9) 1/4" TRIM BOARD
  - 10) IMPERVED GLASS
  - 11) ROUGH SAWN STRUCTURAL POST AND/OR BEAM - REFER TO ENGINEERING FOR SIZE
  - 12) GARAGE SERVICE DOOR
  - 13) COACH LIGHT
  - 14) ANGULAR METAL SHINGLES
  - 15) STANDING SEAM METAL ROOF
  - 16) CRICKET AS REQUIRED
  - 17) COURTYARD WALL AT 36" AFF

GENERAL NOTES

- A. FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL - PAINTED OR ANODIZED TO MATCH EXTERIOR.
- B. ASPHALT ROOF SHINGLES INSTALLED PER MANUFACTURER'S WRITTEN SPECS.
- C. BUILT UP ROOFING WITH 1 LAYER #30 ASTM D 226 TYPE II ASPHALT FELT MIN. AND #30 PER 50 FT. OF GRAVEL OR OTHER APPROVED SURFACING MATERIAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND PER IRC 202 SECTION R08.04.
- D. KEEP SCREED SHALL BE OF 26 GA. CORROSION RESISTANT METAL W/ A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" AND PLACED A MINIMUM OF 3/4" BELOW THE TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE AT ALL EXTERIOR WALLS.
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- L. ANY GATE & HARDWARE IN THE REQUIRED EXIT TO A PUBLIC WAY SHALL BE INSTALLED PRIOR TO PUBLIC INSPECTION.

