

**SITE PLAN NOTES**

- G.C. to site verify all dimensions
- New plastic water, sewer, and gas line piping shall be installed with a yellow tracer wire (18 GA.) min. UPC 1211.1.7.
- All hardscape adjacent to house to be sloped away from house at 1/8" per foot.
- All exterior concrete to be exposed aggregate.

**Site Plan Legend**

- PROPERTY LINE
- BUILDING ENVELOPE (PC)
- SETBACK (FLAGSTAFF)
- EASEMENT
- WATER LINE
- SEWER LINE
- GAS LINE
- ELECTRIC

- FINISHED FLOOR  
Polished concrete
- FINISHED FLOOR  
Hardwood over floor framing
- WOOD DECKING  
5/4" x 6" Thermwood Spruce  
Wood Decking - HD Clear
- DRIVEWAY PAVERS  
Holland Moonlight Gray Concrete  
Paver - Herringbone pattern

Note:  
Proposed patio finish material to be artificial turf. Height of surrounding site wall to be determined based on in-field verification of wall height required to meet the private zone requirements specified in Section 4.3C in the Pine Canyon Design Guidelines.

Maximum wall height shall not exceed 6' height measured from the finished grade. If maximum wall height does not create a private zone meeting the requirements of Section 4.3C, a different patio finish will be submitted to the DRC for approval.

**DRC AREA CALCULATIONS**

1st Floor Livable	3,252 sf
2nd Floor Livable	1,540 sf
Total Livable	4,651 sf
Garage	910 sf
Deck	578 sf
Patio	241 sf
Driveway	1,495 sf

Lot Area	20,056.62 sf
Disturbed Area	6,476 sf
Max Disturbed Area	50%
Proposed Disturbed Area	32%

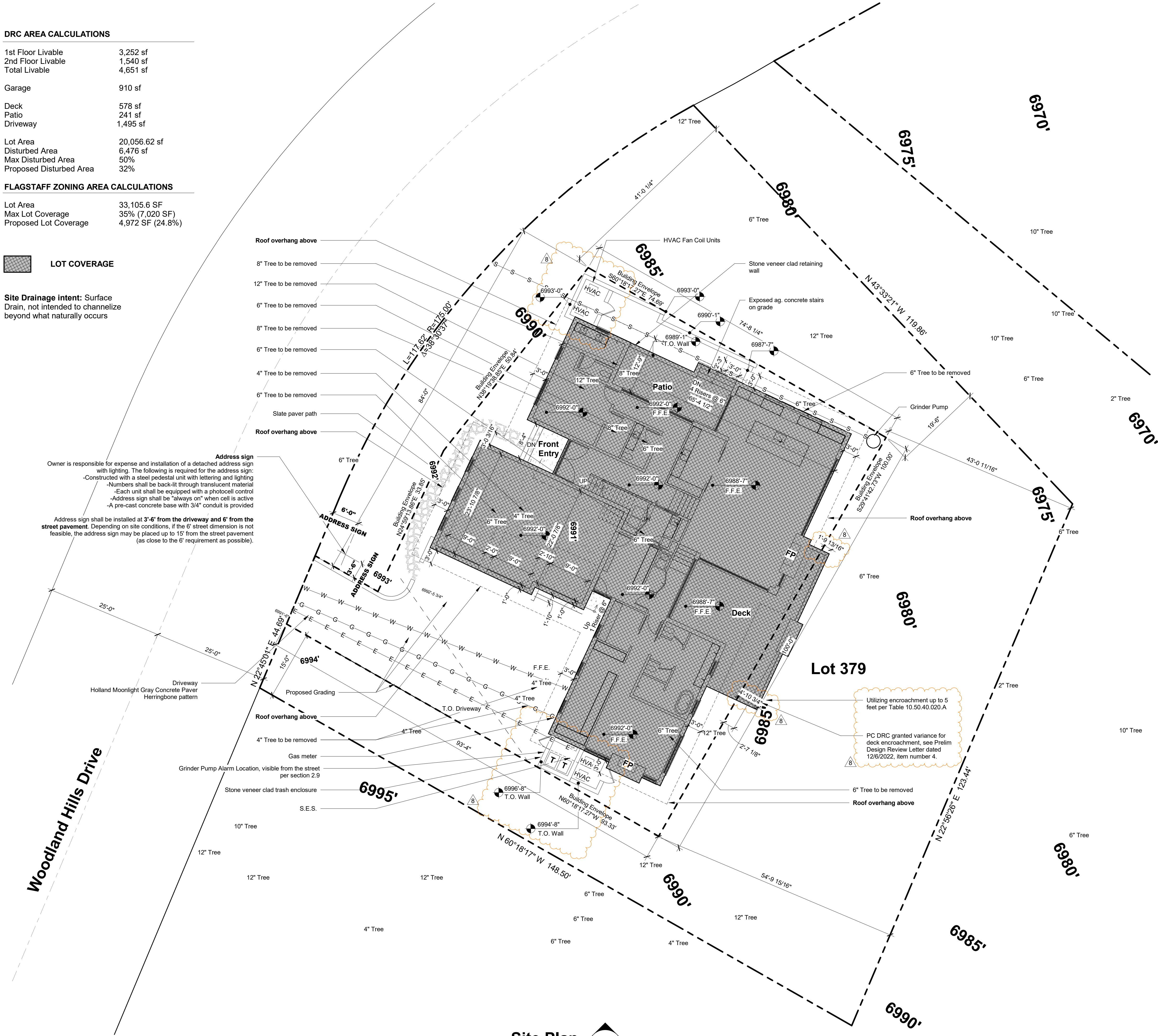
**FLAGSTAFF ZONING AREA CALCULATIONS**

Lot Area	33,105.6 SF
Max Lot Coverage	35% (7,020 SF)
Proposed Lot Coverage	4,972 SF (24.8%)

**LOT COVERAGE**

Site Drainage intent: Surface Drain, not intended to channelize beyond what naturally occurs

**Address sign**  
Owner is responsible for expense and installation of a detached address sign with lighting. The following is required for the address sign:  
-Constructed with a steel pedestal unit with lettering and lighting  
-Numbers shall be back-lit through translucent material  
-Each unit shall be equipped with a photocell control  
-Address sign shall be "always on" when cell is active  
-A pre-cast concrete base with 3/4" conduit is provided  
  
Address sign shall be installed at 3'-6" from the driveway and 6' from the street pavement. Depending on site conditions, if the 6' street dimension is not feasible, the address sign may be placed up to 15' from the street pavement (as close to the 6' requirement as possible).



Site Plan  
1" = 10'-0"  
N



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**Pine Canyon - 379**  
Lot 379 Woodland Hills Drive  
Flagstaff, AZ 86005



phase:  
Construction Documents

date of issue:  
04.29.2024

rev no, date, description:  
5 06/13/2023 Final Design Submittal  
6 07/10/2023 Final Submittal R1  
7 04/29/2024 CUP Comments 01  
8 08/06/2025 CUP Comments 02

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architectural site plan

sheet no:

**A-001**



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sheet contents:  
floor plan

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**A-100**

**Floor Plan Notes**

- See A-500 for wall type details
- Provide blocking for all wall mounted TV, typ.

**Keynotes**

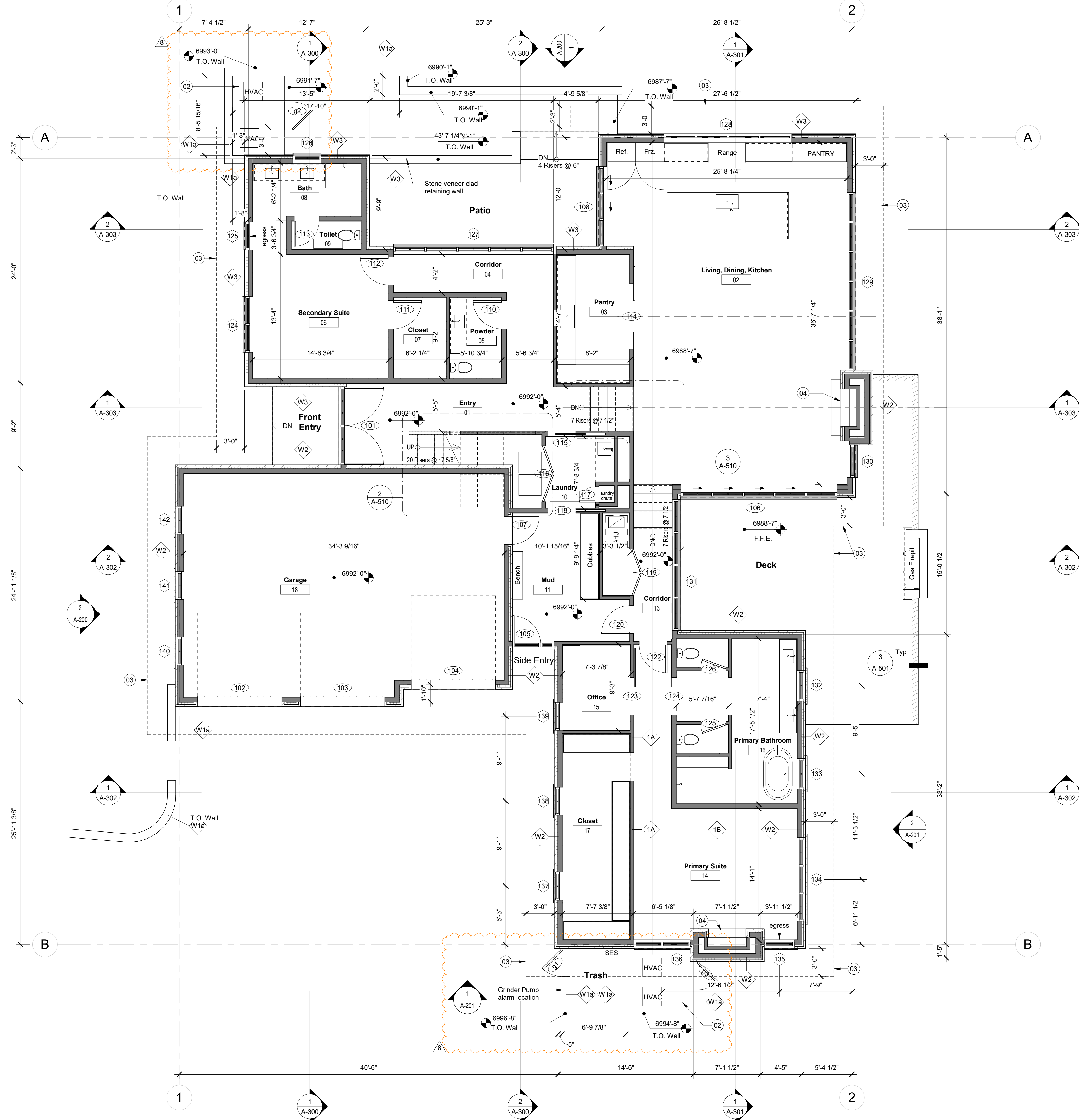
- 01 Column per structural
- 02 Concrete pad
- 03 Roof overhang above
- 04 Gas fireplace, Regency U1500E (or similar), Direct Vent, 8" air intake vent, 5" exhaust vent, Intertech gas rating C# 4001172.

**Wall Types**

See Details on A-500

- W1 Stone Veneer on CMU
- W2 Stone Veneer on Wood
- W3 Vertical T&G Board and Batten Rainscreen
- 1 Interior partition  
5/8" Gypsum board finish, both sides
- 2 Interior furring  
Gypsum board finish, U.N.O. - one side

Natural Light % Per Area				
No.	Name	Area	Ceiling Height	Glazing % of Floor Area
02	Living, Dining, Kitchen	864 SF	14'-5"	82.28%
06	Secondary Suite	205 SF	10'-0"	35.11%
14	Primary Suite	304 SF	11'-0"	41.75%
15	Office	66 SF	10'-0"	36.35%
20	Secondary Living	441 SF	8'-0"	13.61%
21	Bed	211 SF	8'-0"	28.45%
24	Bed	195 SF	8'-0"	30.82%
27	Bed	174 SF	8'-0"	34.42%



**First Floor**  
3/16" = 1'-0"



**Floor Plan Notes**

1. See A-500 for wall type details
2. Provide blocking for all wall mounted TV, typ.

**Keynotes**

- 01 Column per structural
- 02 Concrete pad
- 03 Roof overhang above
- 04 Gas fireplace, Regency U1500E (or similar), Direct Vent, 8" air intake vent, 5" exhaust vent, Intertech gas rating C# 4001172.

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**second floor plan**

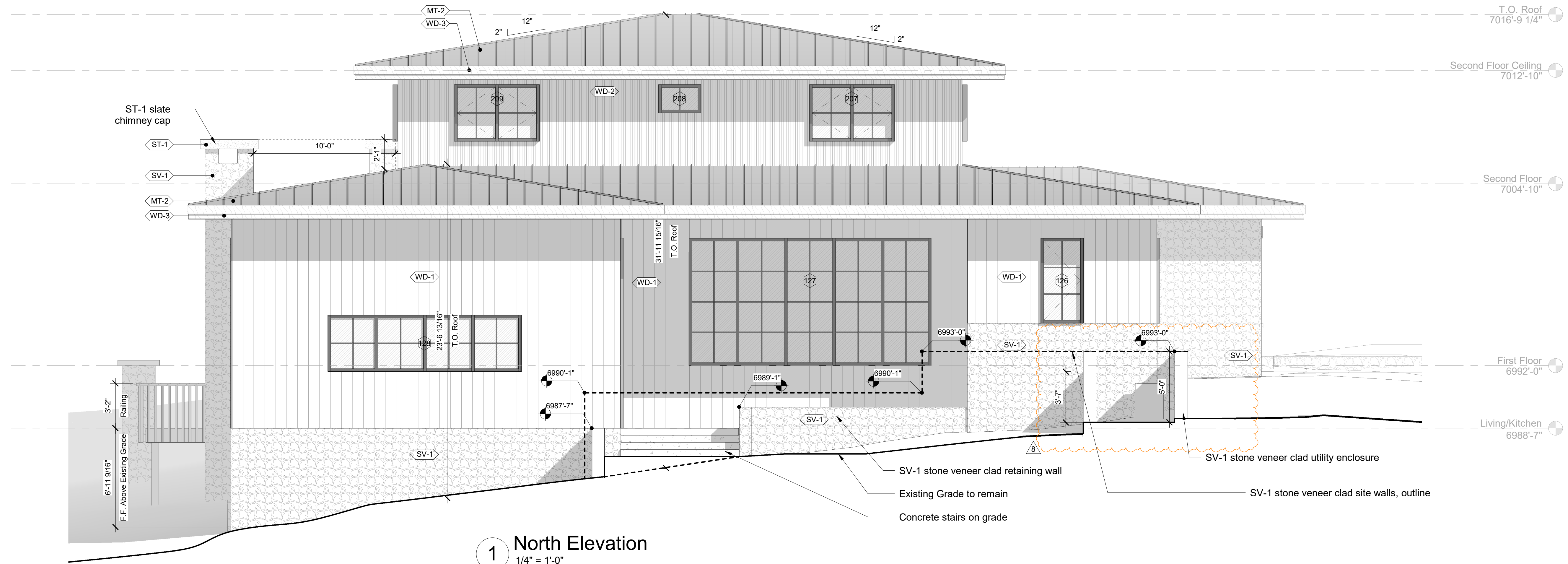
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**1 North Elevation**  
 1/4" = 1'-0"



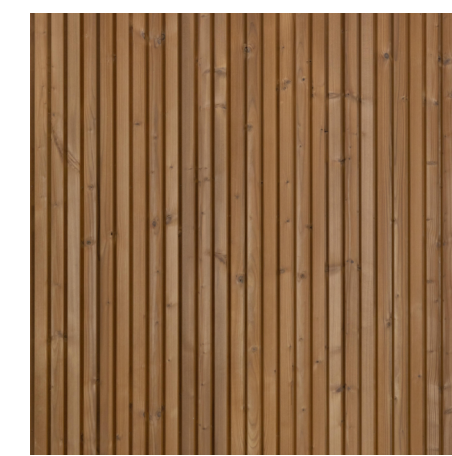
**MT-1**  
 24 Ga. standing seam, matte medium bronze  
**MT-2**  
 24 Ga. aluminum wall panel, powder coated to match standing seam color and sheen.  
 Exterior Doors & Windows  
 Anodized Aluminum  
 Color: Suede



**SV-1**  
 Stone Veneer Solstice Stone Surrey Stone LRV 18.92%  
**ST-1**  
 Stone Lintel Slate



**WD-1**  
 Wood Siding - Tongue & Groove Delta Millworks - Lunawood  
 Thermally modified spruce & pine | Smooth | Natural Finish



**WD-2**  
 Wood Siding - Tongue & Groove - triple shadow Delta Millworks - Lunawood  
 Thermally modified spruce & pine | Smooth | Natural Finish

**WD-3**  
 Wood Fascia - Triple Shadow Delta Millworks - Lunawood  
 Thermally modified spruce & pine | Smooth | Natural Finish  
 w/ 5/4" x 8" shadow board, typ.

**Elevation Notes**

1. See A-500 for wall type details.
2. Grade shown for illustrative purposes only - see civil sheets for grading information



**2 West Elevation**  
 1/4" = 1'-0"



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 elevations

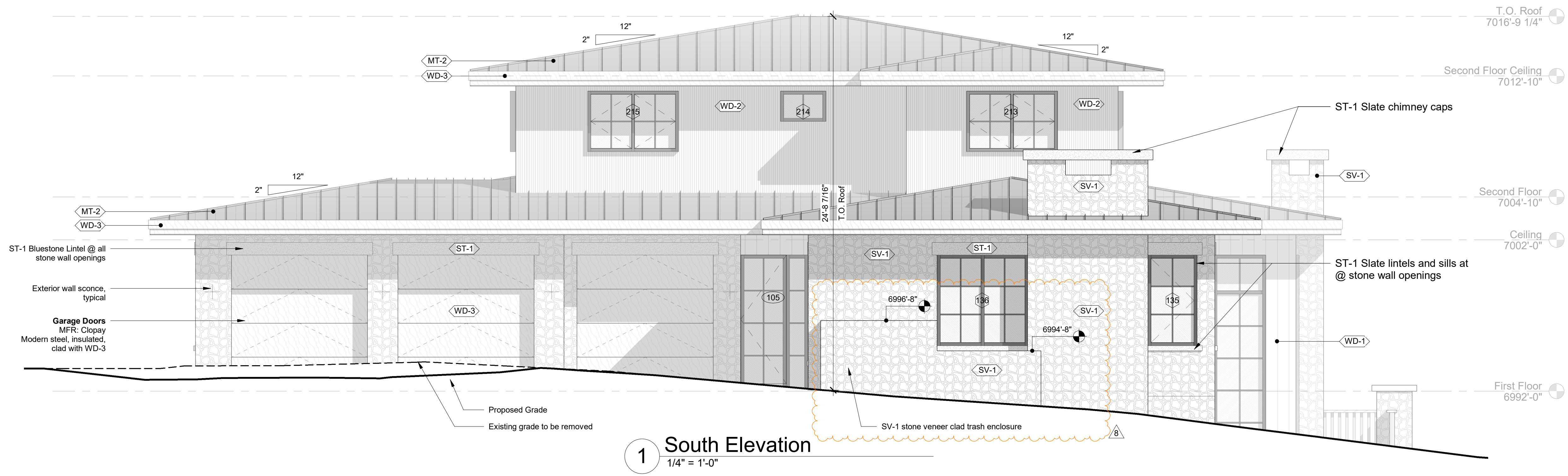
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**1 South Elevation**  
 1/4" = 1'-0"



**MT-1**  
 24 Ga. standing seam, matte medium bronze  
**MT-2**  
 24 Ga. aluminum wall panel, powder coated to match standing seam color and sheen.  
 Exterior Doors & Windows  
 Anodized Aluminum  
 Color: Suede



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 Stone Veneer Solstice Stone Surrey Stone LRV 18.92%  
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 Stone Lintel Slate



**WD-1**  
 Wood Siding - Tongue & Groove Delta Millworks - Lunawood Thermally modified spruce & pine | Smooth | Natural Finish



**WD-2**  
 Wood Siding - Tongue & Groove - triple shadow Delta Millworks - Lunawood Thermally modified spruce & pine | Smooth | Natural Finish

**Elevation Notes**

1. See A-500 for wall type details.
2. Grade shown for illustrative purposes only - see civil sheets for grading information

**WD-3**  
 Wood Fascia - Triple Shadow Delta Millworks - Lunawood Thermally modified spruce & pine | Smooth | Natural Finish  
 w/ 5/4" x 8" shadow board, typ.



**2 East Elevation**  
 1/4" = 1'-0"



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**A-201**