

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
 -GC shall run an electrical line from the home meter to the sign for the light in the sign.
 Address sign shall be installed 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 feet from the street pavement (as close to the 6' requirement as possible).

General Notes
 1. For all boulders used for stabilization of the grading, the stabilization needs to appear natural looking per Section 4.4 of the Design Guidelines.



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PINE CANYON-385
 3724 S Woodland Hills Drive
 Flagstaff, AZ 86005



phase:
 Construction Documents

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 4 04.05.2023 Final Design Submittal
 5 05.09.2023 Final Submittal Rev 1
 6 05.26.2023 Final Submittal Rev 2
 7 09.20.2023 Permit Resubmittal

sheet contents:
 architectural site plan

sheet no:
A-001

SITE PLAN LEGEND

---	PROPERTY LINE
- - -	SETBACK
- . - . -	EASEMENT
— W — W —	WATER LINE
— S — S —	SEWER LINE
— G — G —	GAS LINE
— OE — OE —	OVERHEAD ELECTRIC
— X — X —	FENCE

AREA CALCULATIONS

1st Floor Livable -	2508 SF
Basement Livable -	2093 SF
Loft Livable -	849 SF
Total Livable -	5450 SF
Attached Garage -	1214 SF
Mechanical -	79 SF
Front Porch -	125 SF
Loft Deck -	236 SF
Rear Porch -	599 SF
Rear Patio -	317 SF
Primary Suite Deck -	102 SF
Driveway -	1446 SF
Lot Area -	19,564 SF
Disturbed area -	6207 SF
Max Disturbed area -	50%
Proposed Disturbed area -	32%



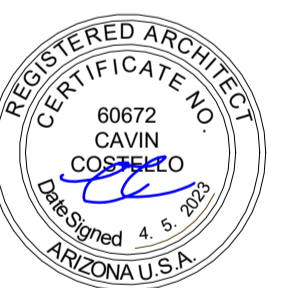
Site Plan
 1" = 10'-0"



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sheet contents:
floor plan

sheet no:
A-100

FLOOR PLAN NOTES

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

KEYNOTES

- 01 Downspout outlet
- 02 Column, per structural
- 03 Exposed roof framing above
- 04 Gas fireplace, Regency U1500E (or similar). Direct Vent, 8" air intake vent, 5" exhaust vent. Intertech gas rating CH4001172.
- 05 Roof overhang above
- 06 Stub out for future gas BBQ

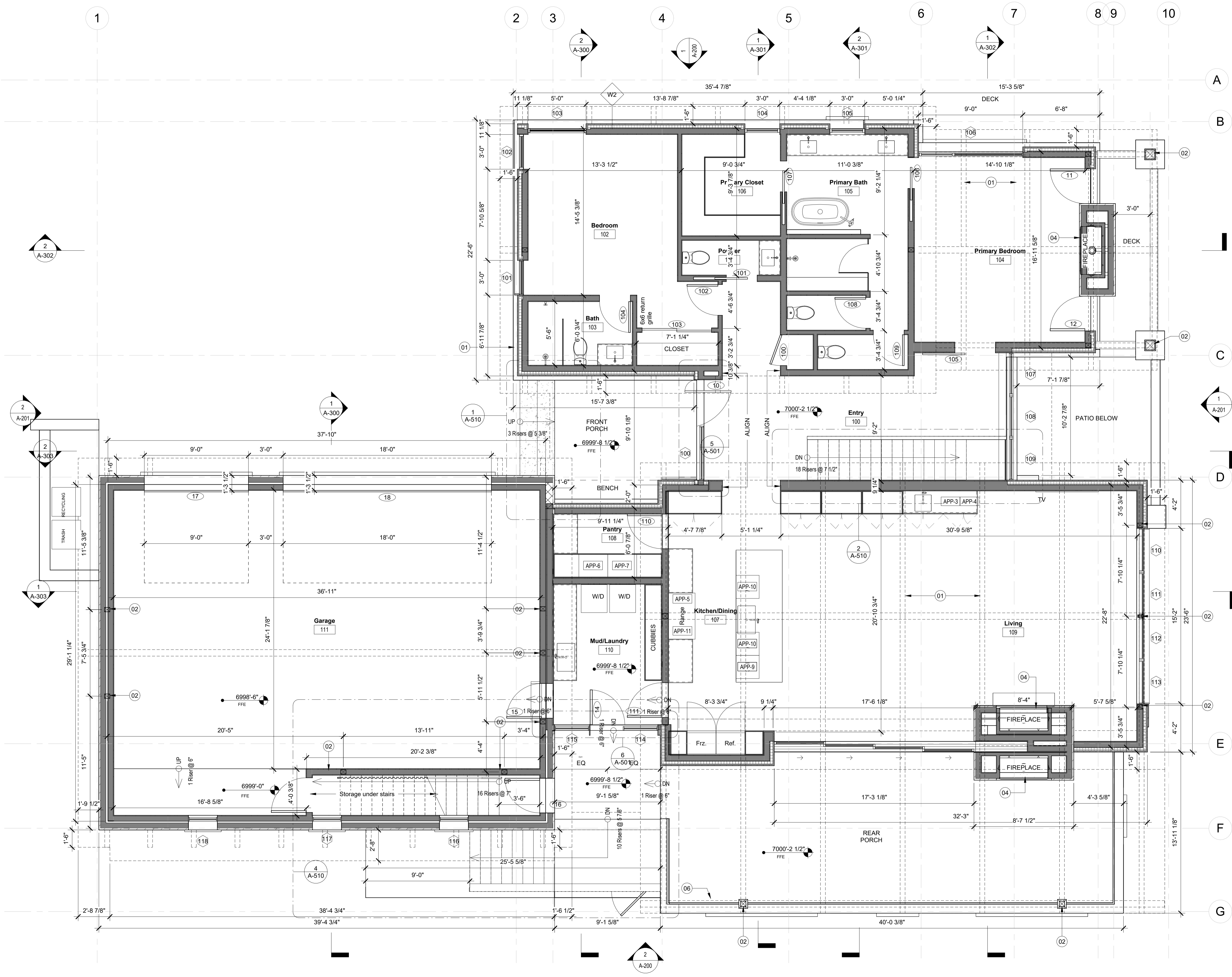
WALL TYPES

SEE DETAILS ON A-500

- W1 Stone Veneer
Natural stone veneer rainscreen
- W2 Wood Shingle
Accoya shingle, shou sugi ban, 8" exposure
- W3 Steel Panel
Steel wall cladding rainscreen
- W4 CMU, 8x8x16
- 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 1st floor				
No.	Name	Area	Glazing % of Floor Area	Level
102	Bedroom	203 SF	48.78%	1st Floor
104	Primary Bedroom	231 SF	58.40%	1st Floor
107	Kitchen/Dining	447 SF	34.70%	1st Floor
109	Living	415 SF	59.74%	1st Floor

Appliance Schedule - 1st Floor	
Type Mark	Description
APP-1	30" Freezer
APP-2	30" Refrigerator
APP-3	24" Bev. Refrigerator
APP-4	15" Ice Machine
APP-5	48" Gas Range
APP-6	30" Steam/Convection
APP-7	30" Wall Oven, Double
APP-9	24" Microwave
APP-10	24" Dishwasher
APP-11	42" Range Hood Insert, Ducted



1st Floor
1/4" = 1'-0"



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 floor plan

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A-101

FLOOR PLAN NOTES

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

KEYNOTES

- 01 Downspout outlet
- 02 Column, per structural
- 03 Exposed roof framing above
- 04 Gas fireplace, Regency U1500E (or similar). Direct Vent, 8" air intake vent, 5" exhaust vent. Intertech gas rating CH4001172.
- 05 Roof overhang above
- 06 Stub out for future gas BBQ

WALL TYPES

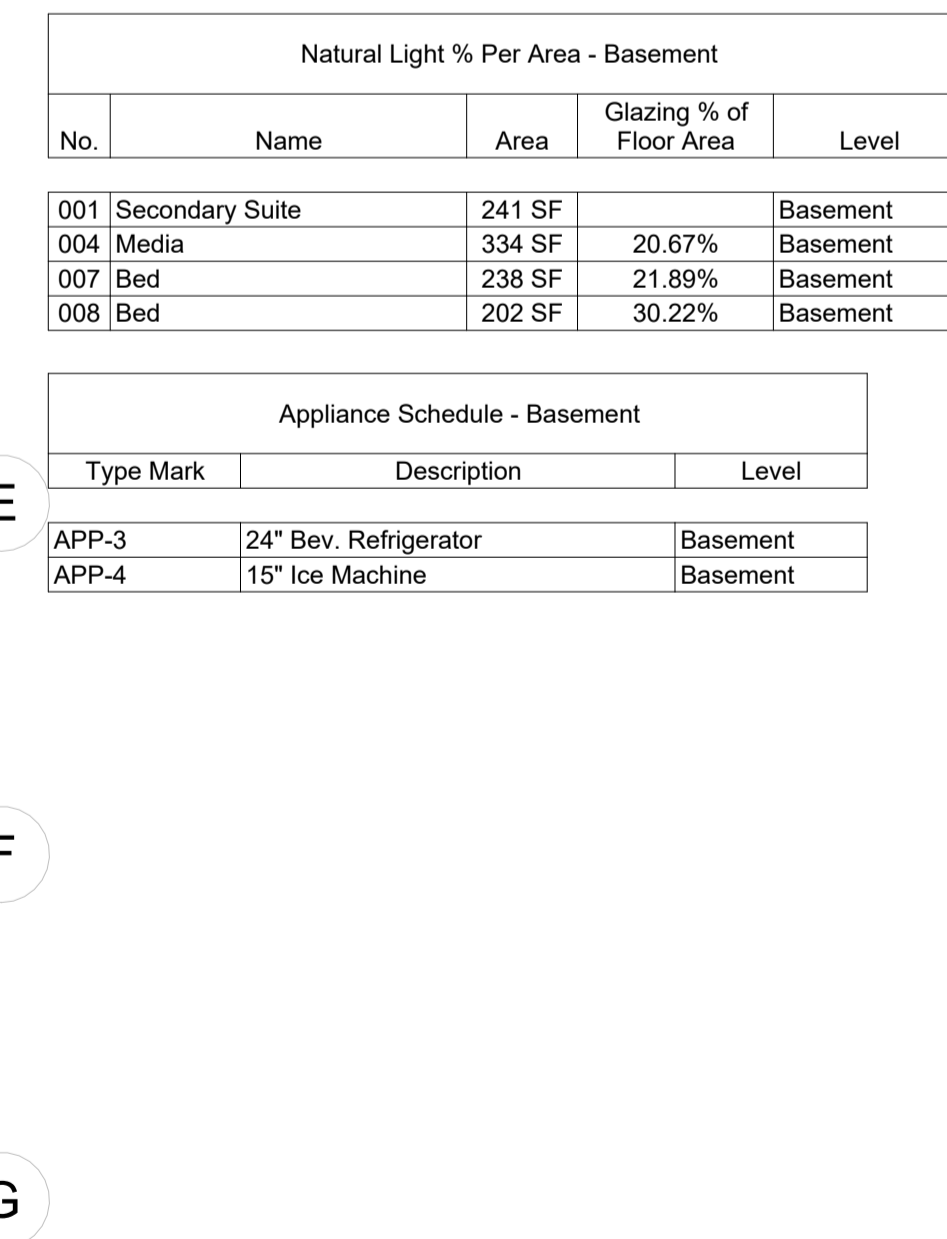
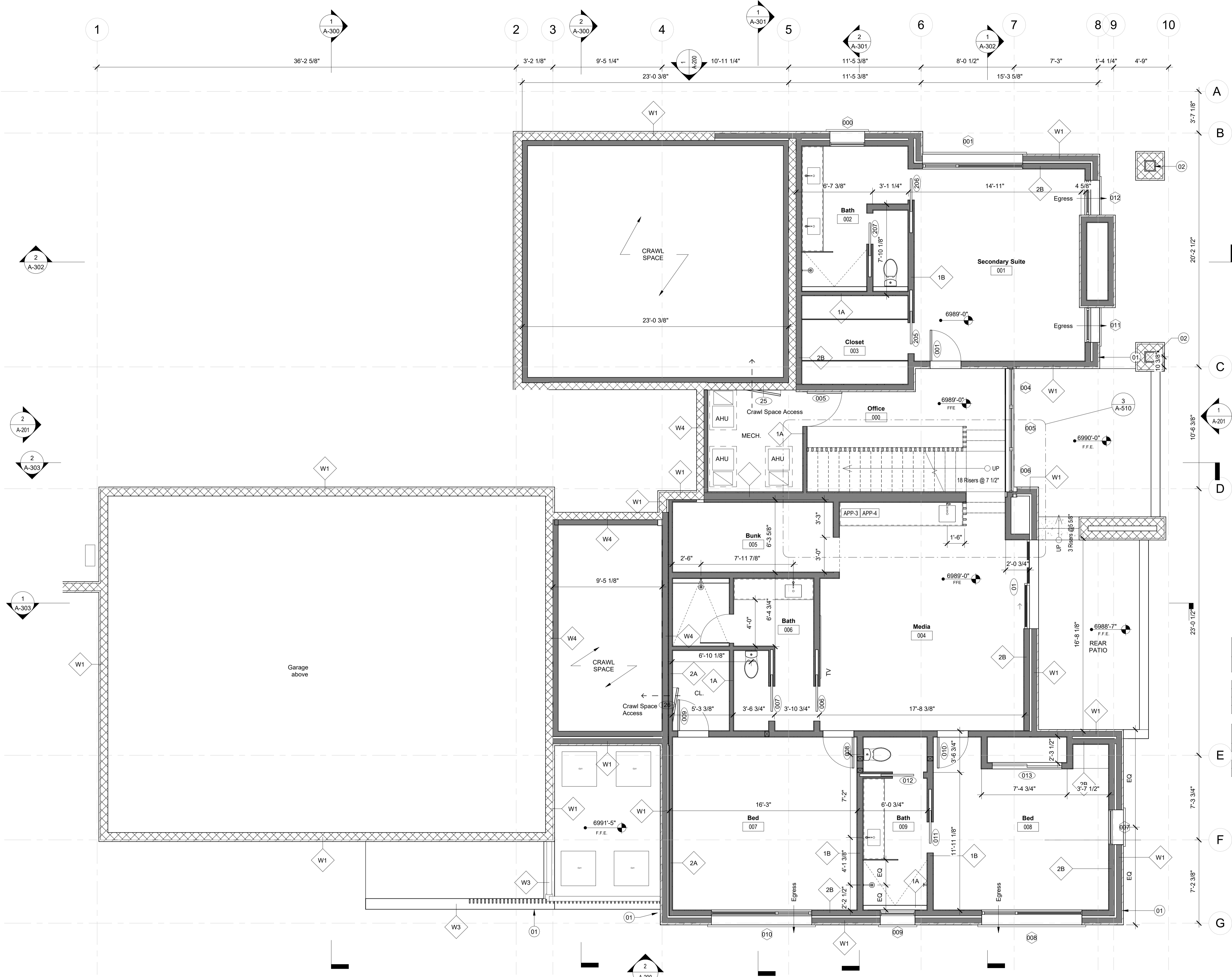
SEE DETAILS ON A-500

- W1 Stone Veneer
Natural stone veneer rainscreen
- W2 Wood Shingle
Accoya shingle, shou sugi ban, 8" exposure
- W3 Steel Panel
Steel wall cladding rainscreen
- W4 CMU, 8x8x16
- 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 - Basement				
No.	Name	Area	Glazing % of Floor Area	Level
001	Secondary Suite	241 SF		Basement
004	Media	334 SF	20.67%	Basement
007	Bed	238 SF	21.89%	Basement
008	Bed	202 SF	30.22%	Basement

Appliance Schedule - Basement		
Type Mark	Description	Level
APP-3	24" Bev. Refrigerator	Basement
APP-4	15" Ice Machine	Basement

Basement
 1/4" = 1'-0"

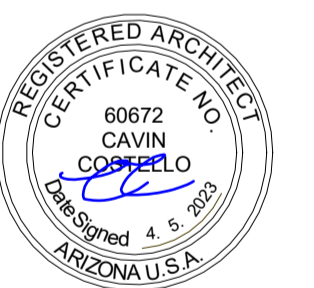




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floor plan

sheet no:
A-102

FLOOR PLAN NOTES

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

KEYNOTES

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

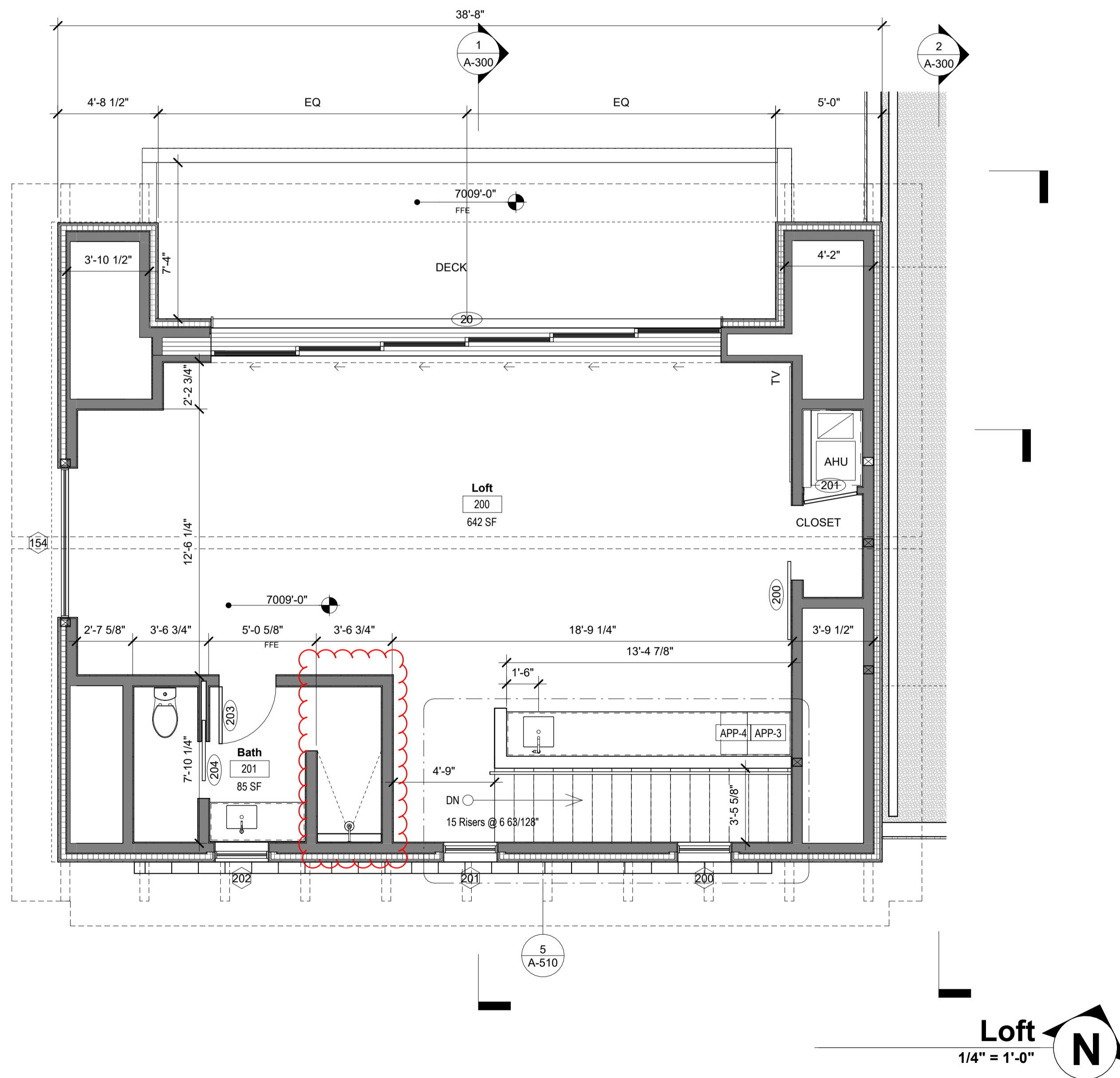
WALL TYPES

SEE DETAILS ON A-500

- W1 Stone Veneer
Natural stone veneer rainscreen
- W2 Wood Shingle
Accoya shingle, shou sugi ban, 8" exposure
- W3 Steel Panel
Steel wall cladding rainscreen
- W4 CMU, 8x8x16
- 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 - Basement				
No.	Name	Area	Glazing % of Floor Area	Level
001	Secondary Suite	231 SF		Basement
004	Media	334 SF	20.63%	Basement
007	Bed	238 SF	21.89%	Basement
008	Bed	196 SF	31.04%	Basement

Appliance Schedule - Loft	
Type Mark	Description
APP-3	24" Bev. Refrigerator
APP-4	15" Ice Machine



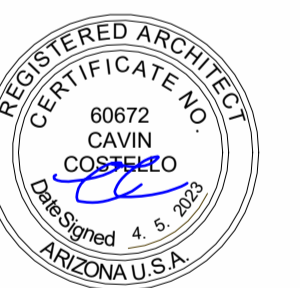
Loft
 1/4" = 1'-0" **N**



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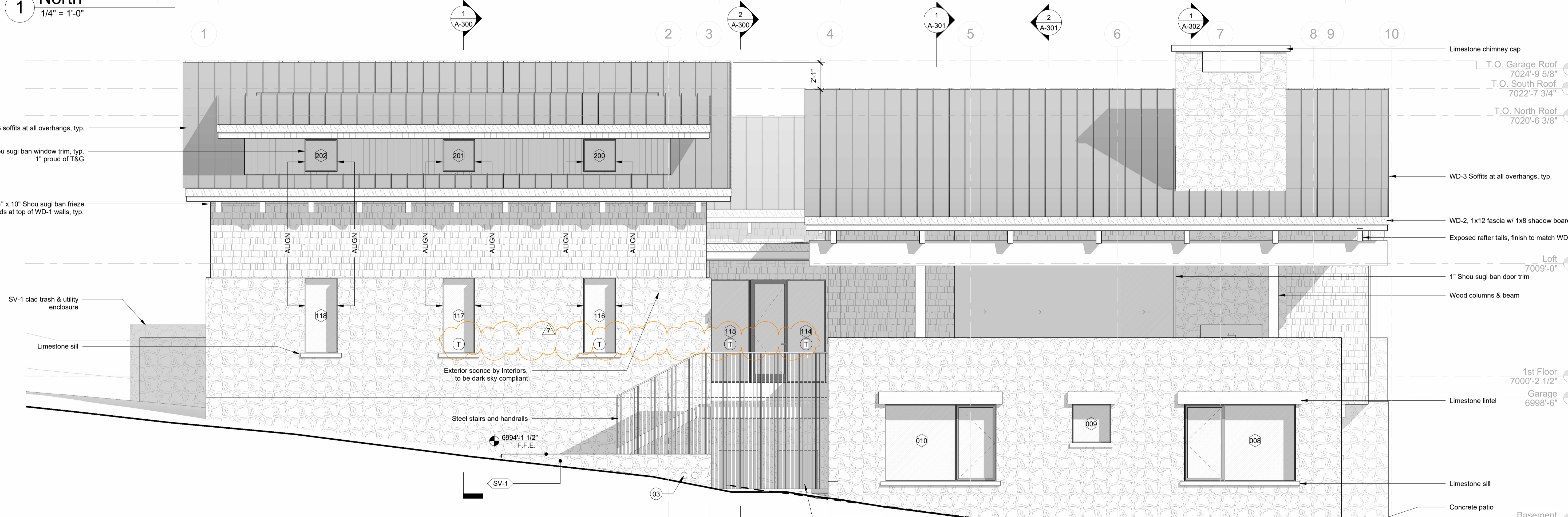
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 elevations

sheet no:
A-200



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



2 South
 1/4" = 1'-0"

MT-1 Standing seam metal roof, mechanically seamed MFR TBD Black MT-2 26 Ga. brake metal, black powdercoat finish to match standing seam metal	Exterior Doors & Windows Anodized Aluminum Black	Stone Veneer Solitice Stone Kansas rubble LRV 38	Stone Lintel Limestone	Wood Shingles Delta Millworks Accoya - Shou Sugi Ban Ban - Gator Shingles	Wood Fascia - 2x10 Delta Millworks Accoya - Shou Sugi Ban w/ 1x8 shadow board, typ.	WD-3 T&G Soffits, Rafter Tails, Exposed Ridge Beams, Front Entry Door, Garage Doors Delta Millworks Mojave Thermal Spruce Thermally treated, natural finish

ELEVATION NOTES

1. See A-500 for wall type details.

KEYNOTES

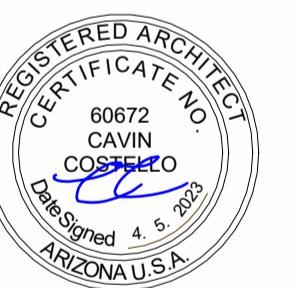
- 01 Control Joint
- 02 Wall sconce
- 03 Downspout Outlet



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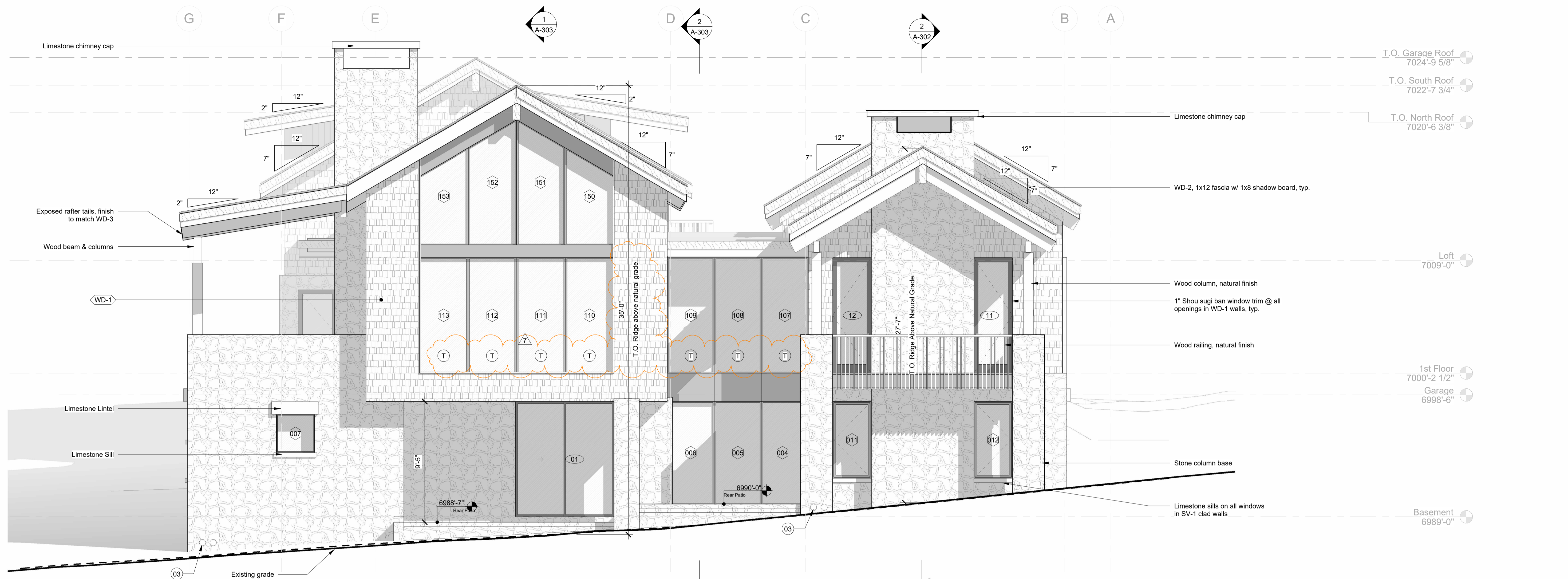
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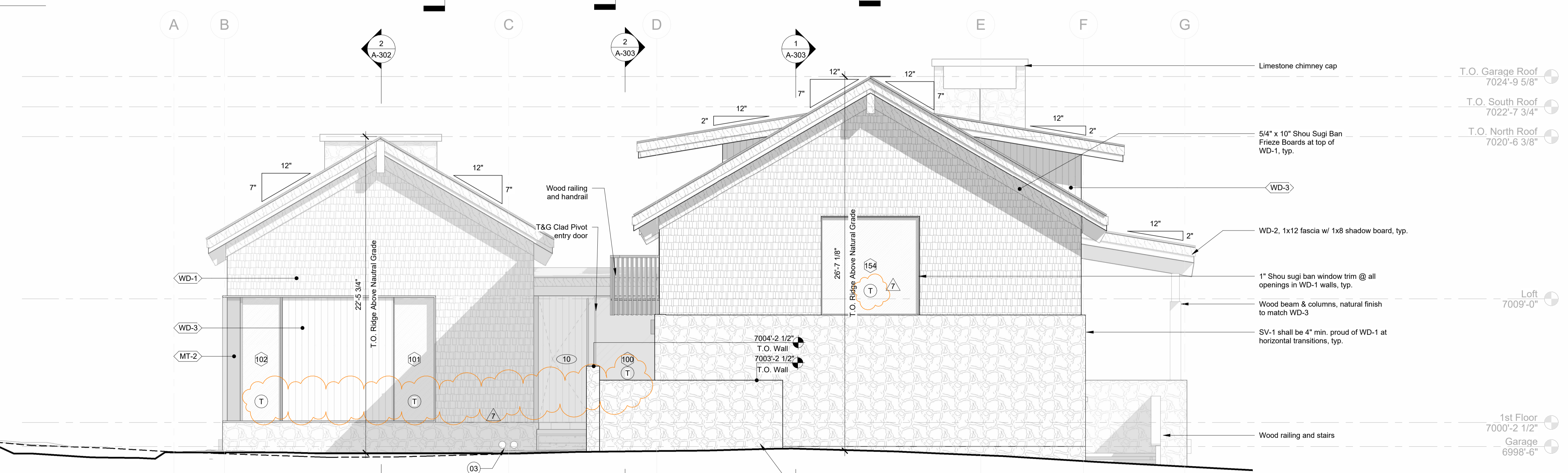
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sheet contents:
 elevations

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A-201



1 East
 1/4" = 1'-0"



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

ELEVATION NOTES

1. See A-500 for wall type details.

KEYNOTES

- 01 Control joint
- 02 Wall sconce
- 03 Downspout Outlet

MT-1 Standing seam metal roof, mechanically seamed MFR TBD Black	Exterior Doors & Windows Anodized Aluminum Black	SV-1 Stone Veneer Solstice Stone Kansas rubble LRV 38	ST-1 Stone Lintel Limestone	WD-1 Wood Shingles Delta Millworks Accoya - Shou Sugi Ban - Gator Shingles	WD-2 Wood Fascia - 2x10 Delta Millworks Accoya - Shou Sugi Ban w/ 1x8 shadow board, typ.	WD-3 T&G Soffits, Rafter Tails, Exposed Ridge Beams, Front Entry Door, Garage Doors Delta Millworks Mojava Thermal Spruce Thermally treated, natural finish