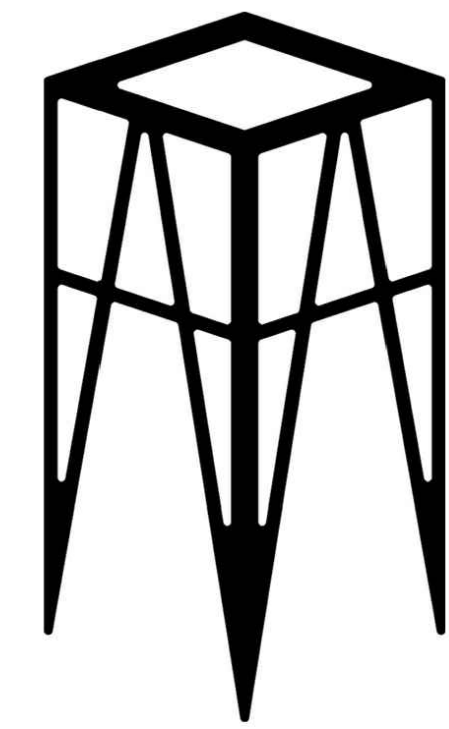


TEATRO

16 N SAN FRANCISCO ST FLAGSTAFF | AZ

HPC APPLICATION

UPDESIGN
studio



ARCHITECTURE
FLAGSTAFF, ARIZONA
UP-DESIGNSTUDIO.COM

520-780-8746
UPDESIGNSOLUTIONS@GMAIL.COM

304 S. ELDEN STREET
FLAGSTAFF, ARIZONA 86001



JOB NO. 21-024

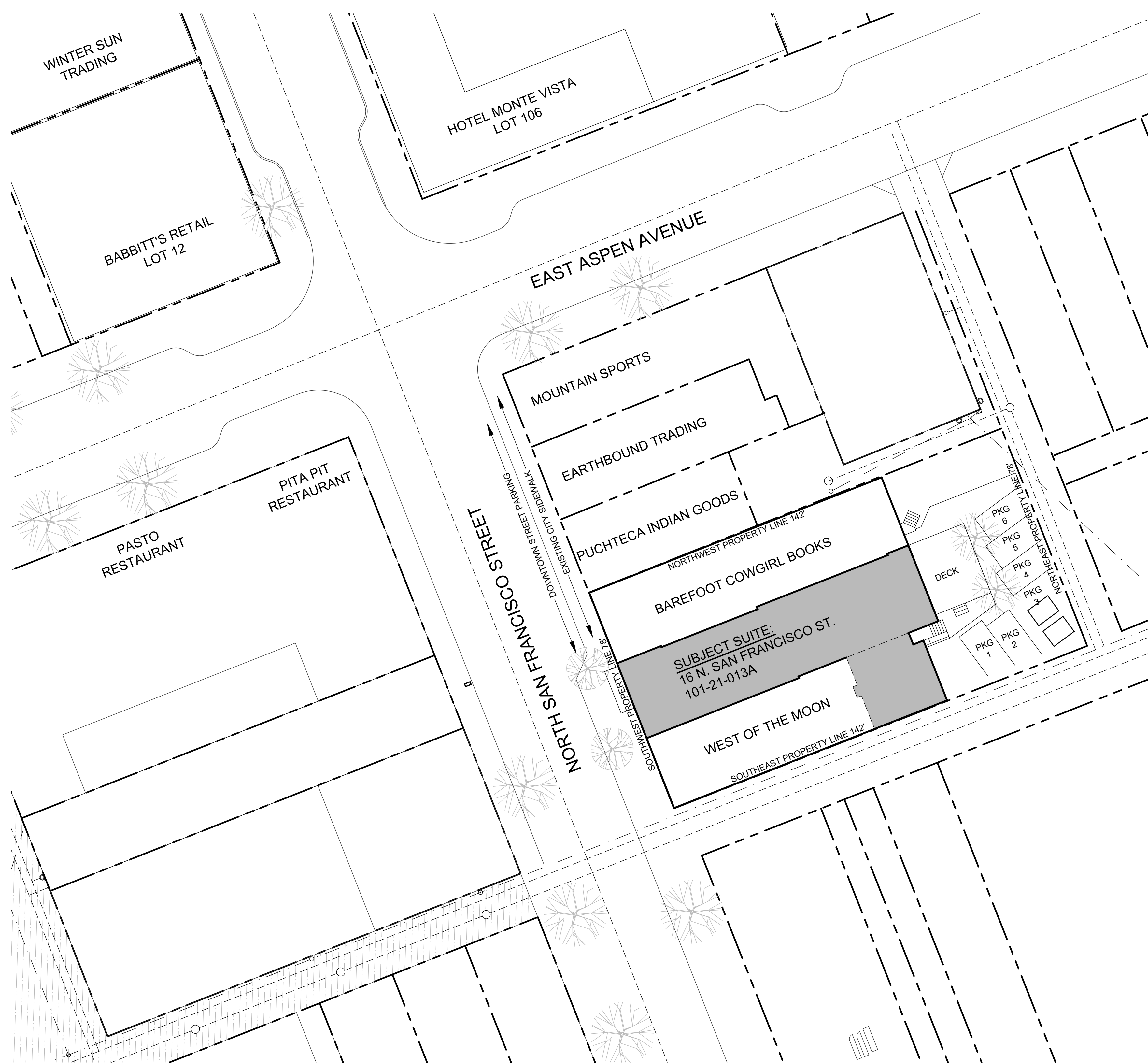
HPC APPLICATION	08/25/21
DEMO PERMIT APPLICATION	08/12/21
DESCRIPTION	DATE

APN: 104-01-091

TEATRO
16 N. SAN FRANCISCO ST.
FLAGSTAFF, AZ 86001

SITE PLAN

A0.0



PROJECT DIRECTORY

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

PROPERTY OWNER
FLAGSTAFF HISTORIC PROPERTIES
FORMERLY KNOWN AS
COAST AND MOUNTAIN PROPERTIES
CONTACT: MAURY HERMAN
928-779-6211

CONTRACTOR
CARUSO CONSTRUCTION
CRIS CARUSO
709 N HUMPHREYS
FLAGSTAFF AZ 86001
480-600-0292

TENANT
TEATRO
THAT PLACE PROJECTS
KEVIN HEINONEN
928-607-0657

DRAWING INDEX

- A0.0 SITE PLANS AND PROJECT DATA
- A1.0 EXISTING / DEMO PLAN
- A1.1 PROPOSED PLAN
- A1.2 EXISTING BASEMENT PLAN
- A2.0 EXISTING AND PROPOSED ELEVATIONS

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2012 INTERNATIONAL BUILDING CODE (IBC) W/ CITY AMENDMENTS, AND ANY OTHER GOVERNING CODES, RULES, REGULATION, ORDINANCES, LAWS, ORDER, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF A CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
2. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS IF CONFLICTS EXIST NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK. DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
4. ALL PARTITION FRAMING MEMBERS TO BE STANDARD LIGHT GAUGE METAL OR DOUG FIR STUDS. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR EARTH SHALL BE TREATED.
5. ALL HEADERS SHALL HAVE A MINIMUM SOLID BEARING OF 1-1/2 INCH AT EACH END, UNLESS OTHERWISE NOTED. ALL HEADERS AND BEAMS SPANNING 6 FT OR MORE ARE TO HAVE TWO STUDS OR METAL FRAMING ANCHOR BEARING SUPPORT AT EACH END. ALL OPENINGS 4 FT. WIDE OR LESS SHALL HAVE A MINIMUM HEADER OF TWO 2 X 4'S ON EDGE.
6. AT DEMISING WALL SILL PLATES, PROVIDE POWDER ACTUATED FASTENERS @ 24" O.C. UNLESS OTHERWISE NOTED.
7. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. EXIT DOORS SHALL BE LABELED TO REMAIN UNLOCKED DURING BUSINESS HOURS.
8. INSTALL / CONSTRUCT ALL FIRE RATED ASSEMBLIES AND FIRE SUPPRESSION SYSTEMS PER CITY OF FLAGSTAFF FIRE AND LIFE SAFETY REQUIREMENTS.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE WORK AND THAT OF ALL SUB-CONTRACTORS. VERIFY AND COORDINATE ALL ROUTING OF MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS, ROUGH-IN DIMENSIONS, AND REQUIRED CLEARANCES ASSOCIATED WITH THE PROJECT WORK SUCH THAT CONFLICTS DO NOT OCCUR.
10. BUILDING ENVELOPE, HVAC SYSTEM, AIR INFILTRATION, AND INSULATION REQUIREMENTS TO COMPLY WITH CURRENT IECC.
11. ALL PROPOSED LIGHTING AND ELECTRICAL WORK TO COMPLY WITH THE 2011 NATIONAL ELECTRIC CODE. SEE SHEET E1.0
12. COMPLY WITH ALL BLUESTAKE PROCEDURES PRIOR TO DISRUPTING ANY EXISTING SITE CONDITIONS.

GOVERNING CODES

- CITY OF FLAGSTAFF ZONING CODE AND AMENDMENTS
- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPS)
- 2018 INTERNATIONAL SOLAR ENERGY PROVISIONS (ISEP)
- 2017 NFPA 70 / NATIONAL ELECTRICAL CODE (NEC)
- ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS
- 1997 UNIFORM ADMINISTRATIVE CODE
- 1997 UNIFORM HOUSING CODE

PARCEL PROFILE

APN:	101-21-013A
LOT NUMBER:	13A
ADDRESS:	16 N. SAN FRANCISCO ST.
SUBDIVISION:	RAILROAD ADDITION
PARCEL SIZE:	0.24 AC
ZONING:	CENTRAL BUSINESS (CB)
SETBACKS:	FRONT: 0' SIDE: 0' REAR: 0'
MAX. HEIGHT:	60'-0"
GROSS DENSITY:	13
GROSS FAR MAX:	2.5

AREA CALCULATIONS

BUILDING MAIN FLOOR	2,910 SF
BASEMENT	2,360 SF
MEZZANINE	225 SF
TOTAL	5,495 SF

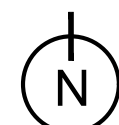
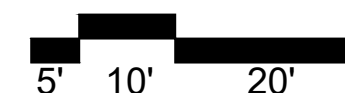
DECK 417 SF

PROJECT DATA

CONSTRUCTION CLASSIFICATION: VB
STORIES: FIRST FLOOR
PARKING: NONE EXISTING, NONE PROPOSED
EXISTING OCCUPANCY : VACANT
ALLOWABLE AREA PER 503: 6000 SF, 1 STORY
EXITING: 2 EXISTING
MAXIMUM OCCUPANCY LOAD: TBD
FIRE PROTECTION: EXTINGUISHERS AND ALARMED DETECTORS
ADA COMPLIANCY: PARTIAL
NATURAL GAS SERVICE: UTILITY, EXISTING
ELECTRICAL SERVICE: UTILITY, EXISTING
WATER SUPPLY: CITY, EXISTING
SIGNAGE: PROVIDED BY OTHERS, DEFERRED SUBMITTAL
OUTDOOR LIGHTING: ZONE 2 (50,000 L PER ACRE), DEFERRED SUBMITTAL

1. SITE PLAN

SCALE: 1" = 20'-0"

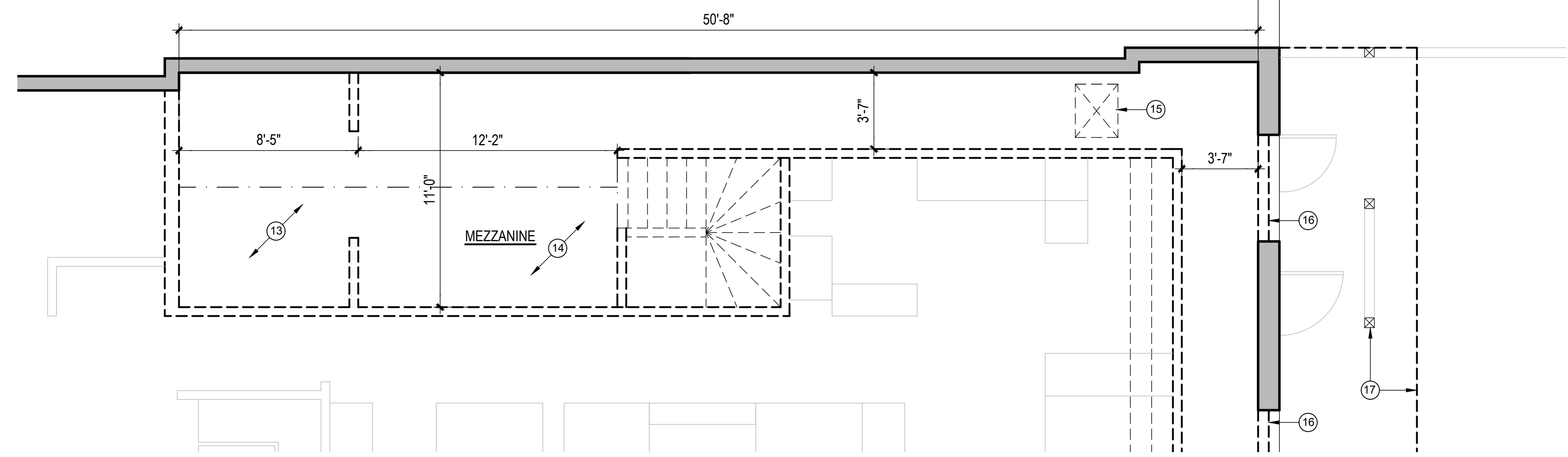


GENERAL DEMO NOTES

1. OBTAIN NESHAP AND CITY OF FLAGSTAFF PERMITS AND APPROVALS. ALL HAZARDOUS MATERIALS SHALL BE PROPERLY ABATED. COORDINATE ITEMS TO BE REMOVED AND / OR SALVAGED WITH TENANT AND PROPERTY OWNER. SALVAGE ALL HISTORIC MATERIALS INCLUDING MASONRY.
2. PROVIDE DUST BARRIERS AND PROTECT AREAS TO REMAIN UNDISTURBED DURING CONSTRUCTION.
3. EXISTING EXITING, EMERGENCY LIGHTING, AND FIRE EXTINGUISHERS TO BE MAINTAINED IN WORKING ORDER THROUGHOUT CONSTRUCTION.
4. DEMOLITION WORK SHALL NOT AFFECT OR ALTER ANY STRUCTURAL ELEMENT. IN THE EVENT UNCOVERED CONDITIONS REQUIRE STRUCTURAL ALTERATION, THE CONTRACTOR SHALL CONSULT THE ARCHITECT.

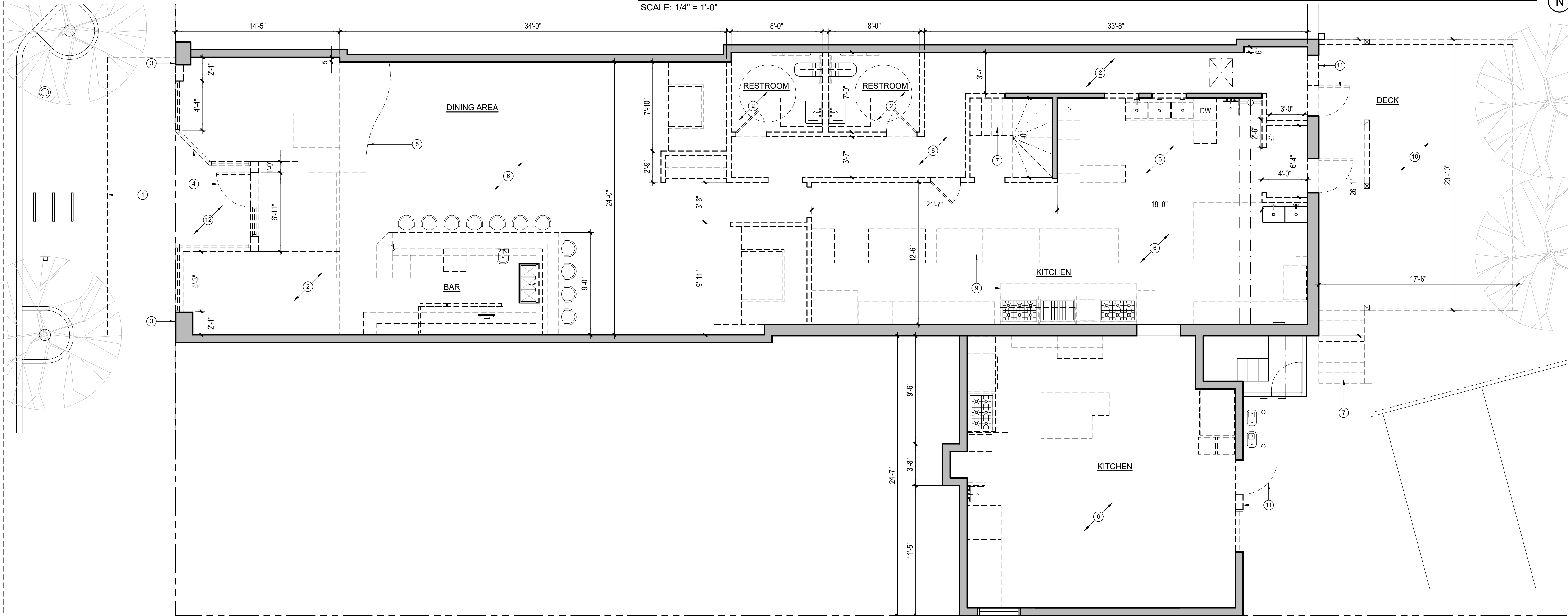
DEMO KEY NOTES

1. DEMOLISH MARQUEE OVER SIDE WALK.
2. DEMOLISH DROPPED CEILING
3. REMOVE FACE BRICK O/ PILASTER. PRESERVE & PROTECT ORIGINAL MASONRY TO EXTENT FEASIBLE.
4. DEMOLISH STOREFRONT FRAMING AND GLAZING, REMOVE EXISTING ENTRY DOOR
5. DEMOLISHED RAISED FLOOR FRAMING
6. REMOVE ALL FLOORING, COORDINATE FLOOR LEVELING MEASURES IN FIELD
7. DEMOLISH STAIRS
8. DEMOLISH MEZZANINE ABOVE
9. REMOVE ALL EXISTING EQUIPMENT
10. REMOVE DECK
11. REMOVE DOOR AND WALL AREA AS REQUIRED FOR NEW OPENING
12. DEMOLISH SLAB AT VESTIBULE
13. DEMOLISH MEZZANINE FLOOR FRAMING
14. DEMOLISH MEZZANINE CEILING
15. REMOVE FAU AND ASSOCIATED DUCT WORK
16. DEMOLISH INFILL AT ORIGINAL WINDOW OPENING
17. REMOVE SHED ROOF OVER DECK AND ASSOCIATED POSTS AND FOOTINGS



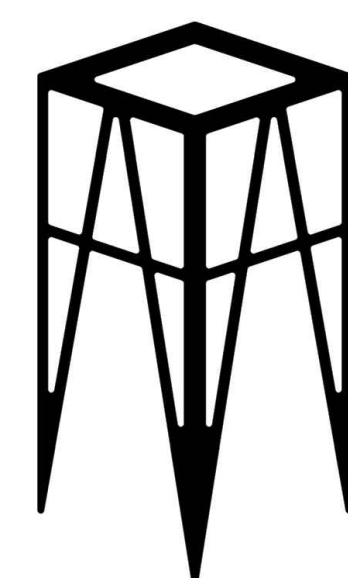
2. EXISTING / DEMO MEZZANINE PLAN

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



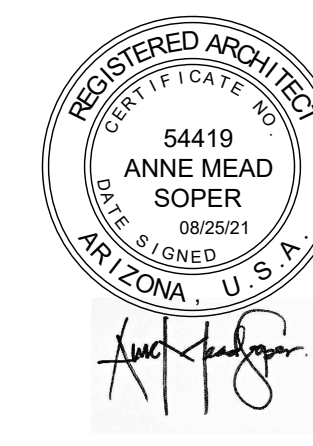
1. EXISTING / DEMO FLOOR PLAN

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



UPDESIGN studio
ARCHITECTS
520-780-8746 _up-designstudio.com
304 S. ELDEN STREET STE 3
FLAGSTAFF, ARIZONA 86001

TEATRO
16 N. SAN FRANCISCO ST.
FLAGSTAFF, AZ 86001



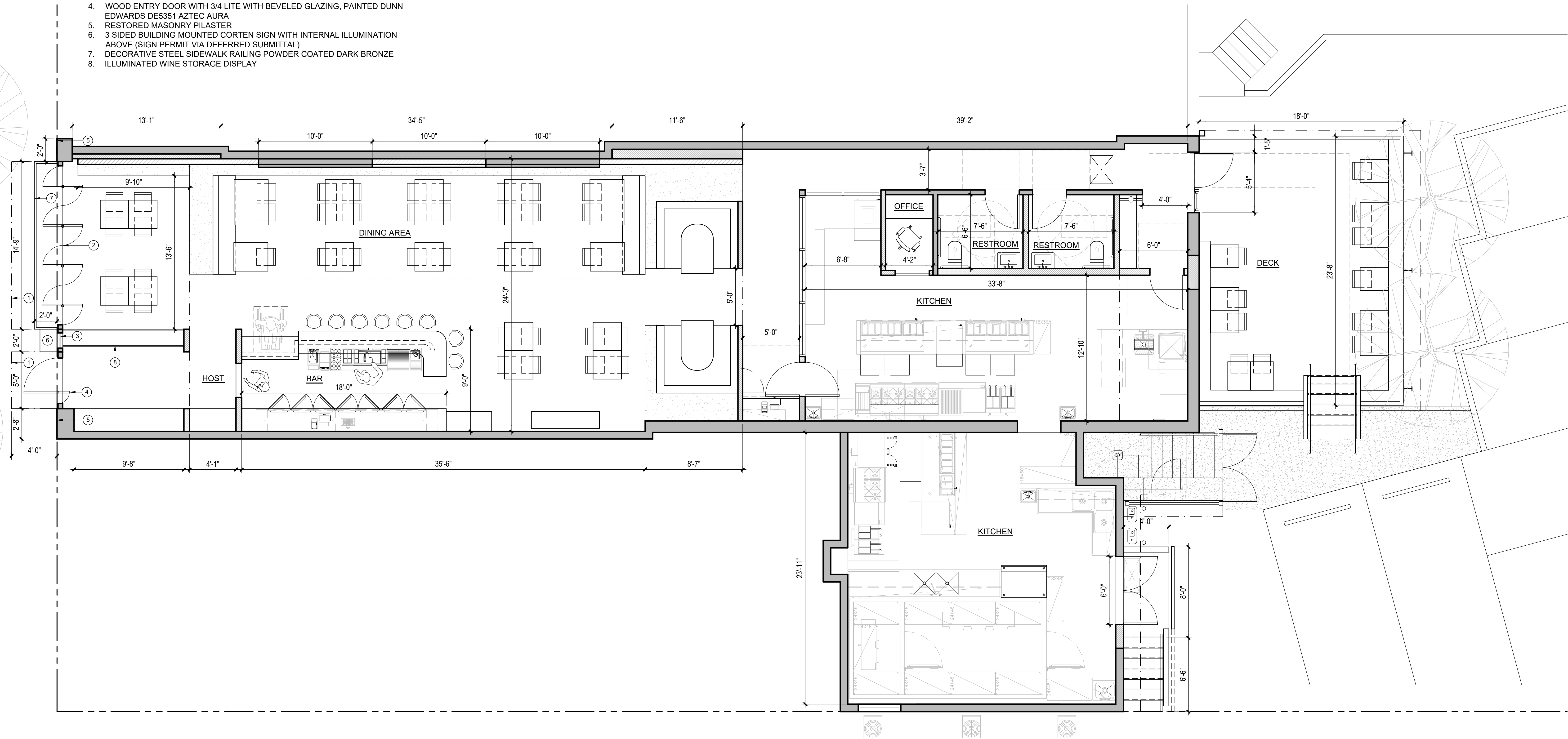
HPC APPLICATION	08/25/21
DEMO PERMIT APPLICATION	08/12/21
DESCRIPTION	DATE
PROJECT NO 21_024	

SHEET TITLE:
EXISTING/DEMO PLANS

A1.0

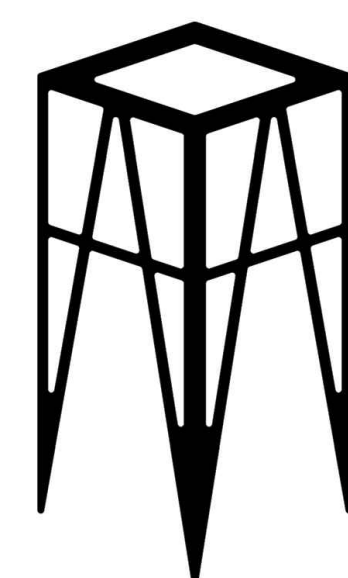
KEY NOTES

1. SIDEWALK AWNING ABOVE WITH CANTILEVERED STEEL FRAME POWDER COATED BRONZE AND CHANNEL GLASS ROOFING.
2. ALUMINUM CLAD WOOD PIVOT DOORS WITH ANODIZED FINISH TO MATCH DUNN EDWARDS PAINT COLOR DE5888 LUNA PIER.
3. ALUMINUM CLAD WOOD SIDE LITE WITH ANODIZED FINISH TO MATCH DUNN EDWARDS PAINT COLOR DE5888 LUNA PIER AND CHANNEL GLASS GLAZING.
4. WOOD ENTRY DOOR WITH 3/4 LITE WITH BEVELED GLAZING, PAINTED DUNN EDWARDS DE5351 AZTEC AURA
5. RESTORED MASONRY PILASTER
6. 3 SIDED BUILDING MOUNTED CORTEN SIGN WITH INTERNAL ILLUMINATION ABOVE (SIGN PERMIT VIA DEFERRED SUBMITTAL)
7. DECORATIVE STEEL SIDEWALK RAILING POWDER COATED DARK BRONZE
8. ILLUMINATED WINE STORAGE DISPLAY



1. PROPOSED FLOOR PLAN

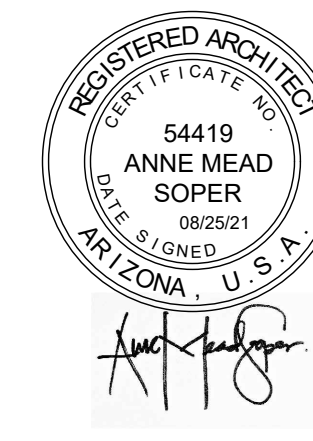
SCALE: 1/4" = 1'-0"



UPDESIGN studio
ARCHITECTS
520-780-8746 _up-designstudio.com
304 S. ELDEN STREET STE 3
FLAGSTAFF, ARIZONA 86001

TEATRO

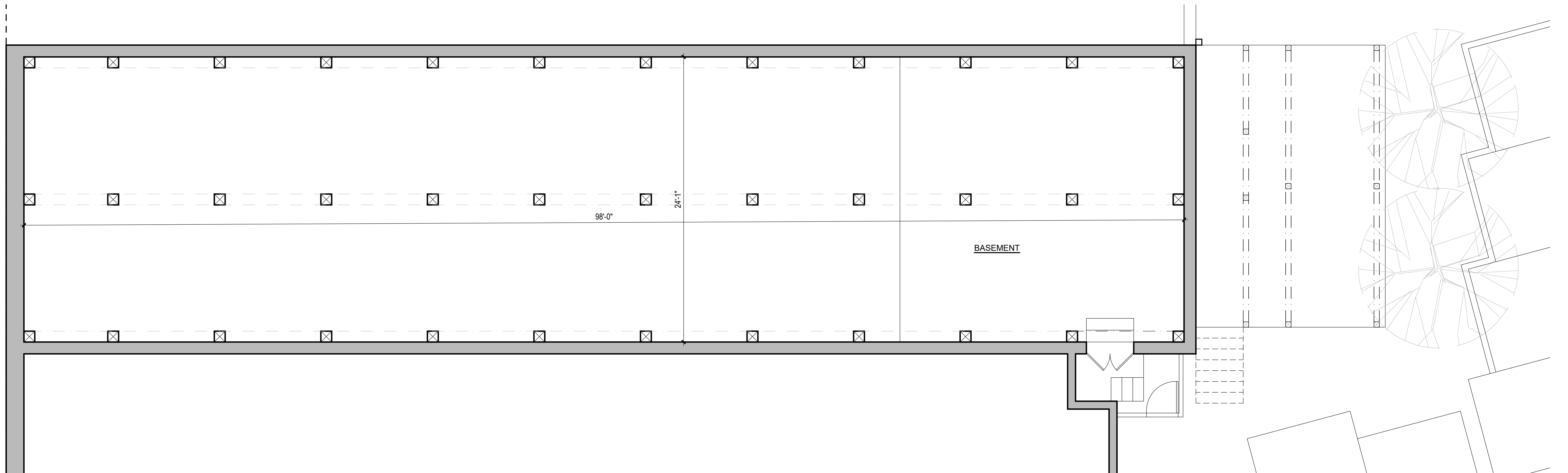
16 N. SAN FRANCISCO ST.
FLAGSTAFF, AZ 86001



HPC APPLICATION	08/25/21
DEMO PERMIT APPLICATION	08/12/21
DESCRIPTION	DATE
PROJECT NO 21_024	

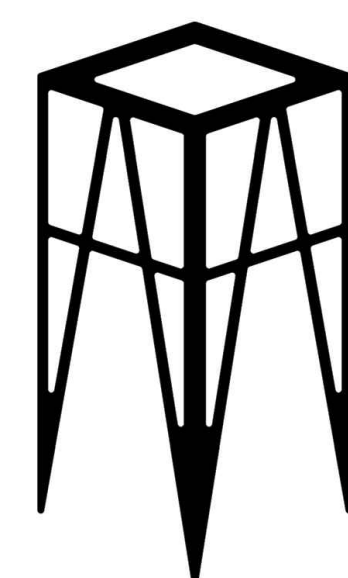
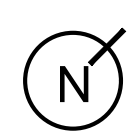
SHEET TITLE:
PROPOSED PLAN

A1.1



1. EXISTING BASEMENT PLAN

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



UPDESIGN studio
ARCHITECTS
520-780-8746 _up-designstudio.com
304 S. ELDEN STREET STE 3
FLAGSTAFF, ARIZONA 86001

TEATRO

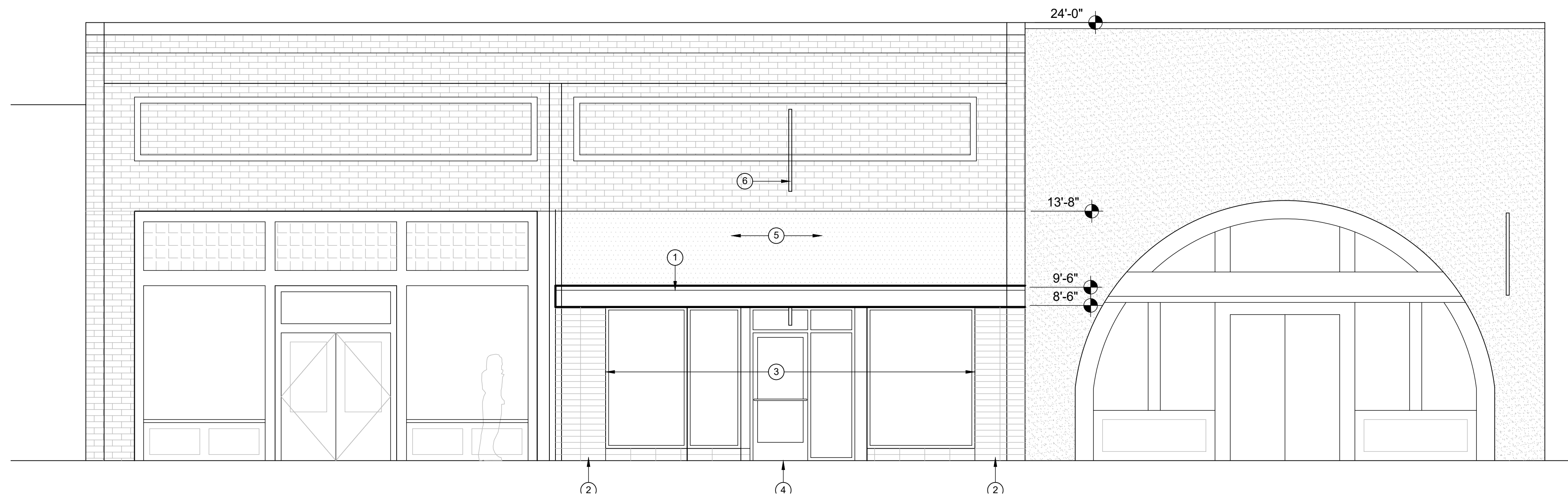
16 N. SAN FRANCISCO ST.
FLAGSTAFF, AZ 86001



HPC APPLICATION	08/25/21
DEMO PERMIT APPLICATION	08/12/21
DESCRIPTION	DATE
PROJECT NO 21_024	

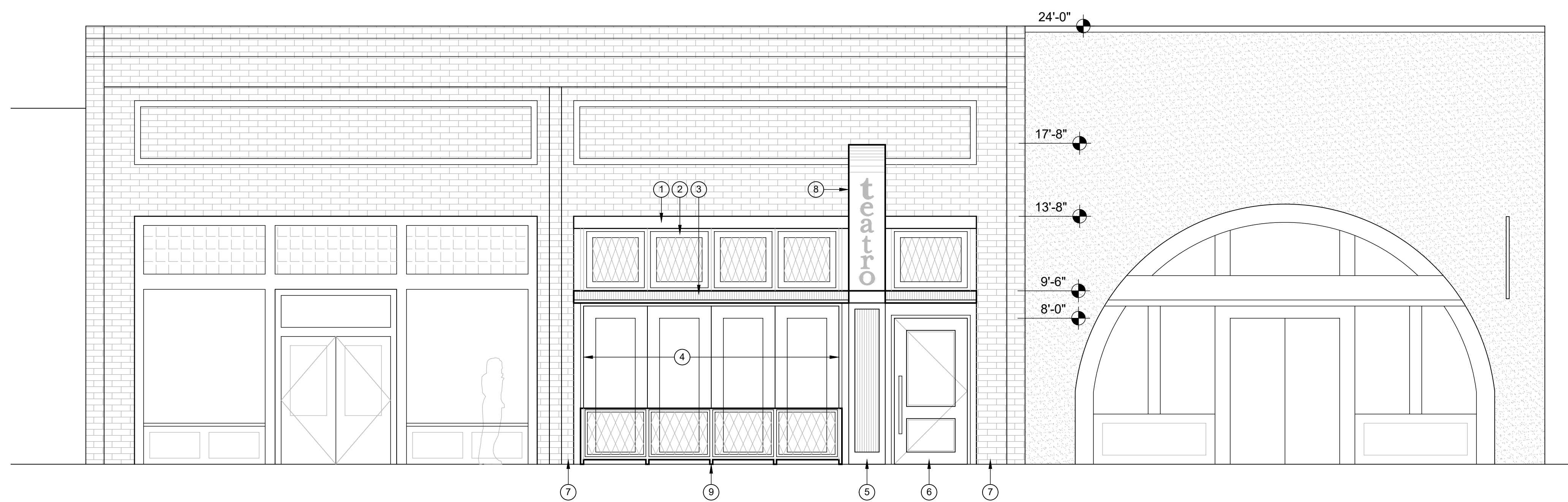
SHEET TITLE:
BASEMENT PLAN

A1.2



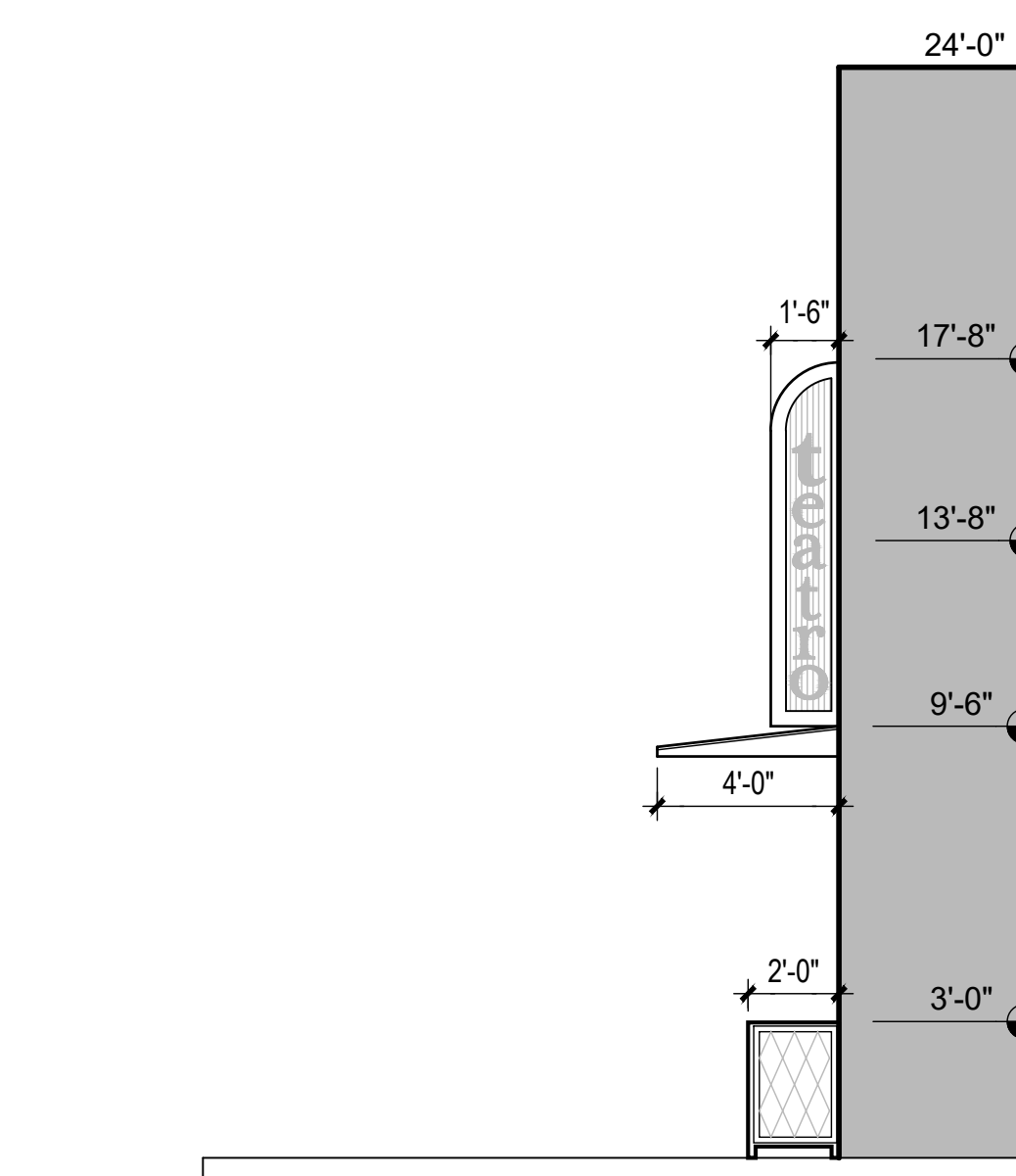
1. EXISTING FRONT ELEVATION

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



2. PROPOSED FRONT ELEVATION

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



3. PROPOSED SIDEWALK ELEVATION

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

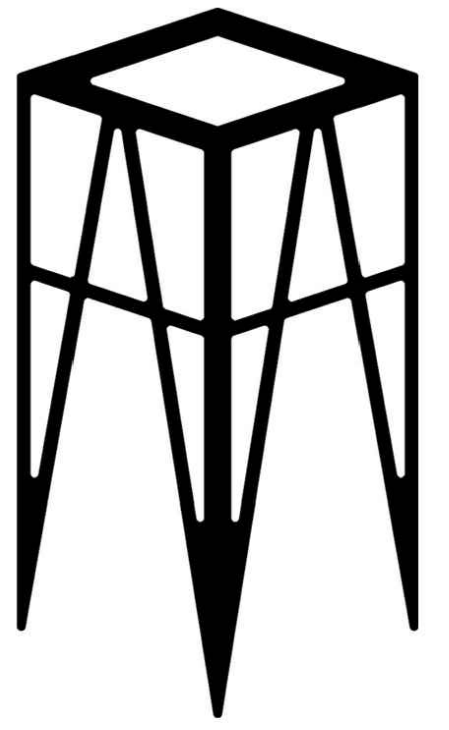
DEMO KEY NOTES

1. DEMOLISH MARQUEE OVER SIDEWALK.
2. REMOVE FACE BRICK O/ PILASTER.
3. DEMOLISH STOREFRONT FRAMING AND GLAZING, REMOVE EXISTING ENTRY DOOR
4. DEMOLISHED SLAB AT VESTIBULE
5. DEMOLISH INFILL AT ORIGINAL TRANSOM OPENING
6. REMOVE SIGN SUPPORT

KEY NOTES

1. STEEL W-SECTION HEADER.
2. POWDER COATED DARK BRONZE ALUMINUM CLAD WOOD TRANSOM WINDOW WITH ANODIZED FINISH TO MATCH DUNN EDWARDS PAINT COLOR DE5888 LUNA PIER AND LEADED GLASS GLAZING.
3. SIDEWALK AWNING WITH CANTILEVERED STEEL FRAME POWDER COATED BRONZE AND CHANNEL GLASS ROOFING.
4. ALUMINUM CLAD WOOD PIVOT DOORS WITH ANODIZED FINISH TO MATCH DUNN EDWARDS PAINT COLOR DE5888 LUNA PIER.
5. ALUMINUM CLAD WOOD SIDE LITE WITH ANODIZED FINISH TO MATCH DUNN EDWARDS PAINT COLOR DE5888 LUNA PIER AND CHANNEL GLASS GLAZING.
6. WOOD ENTRY DOOR WITH 3/4 LITE WITH BEVELED GLAZING, PAINTED DUNN EDWARDS DE5351 AZTEC AURA
7. RESTORED MASONRY PILASTER
8. 3 SIDED BUILDING MOUNTED CORTEN SIGN WITH INTERNAL ILLUMINATION (SIGN PERMIT VIA DEFERRED SUBMITTAL)
9. DECORATIVE STEEL SIDEWALK RAILING POWDER COATED DARK BRONZE

UPDESIGN
studio



ARCHITECTURE
FLAGSTAFF, ARIZONA
UP-DESIGNSTUDIO.COM

520-780-8746
UPDESIGNSOLUTIONS@GMAIL.COM

304 S. ELDEN STREET
FLAGSTAFF, ARIZONA 86001



JOB NO. 21-024

HPC APPLICATION	08/25/21
DEMO PERMIT APPLICATION	08/12/21
DESCRIPTION	DATE

APN: 104-01-091

TEATRO
16 N. SAN FRANCISCO ST.
FLAGSTAFF, AZ 86001

A2.0
ELEVATIONS