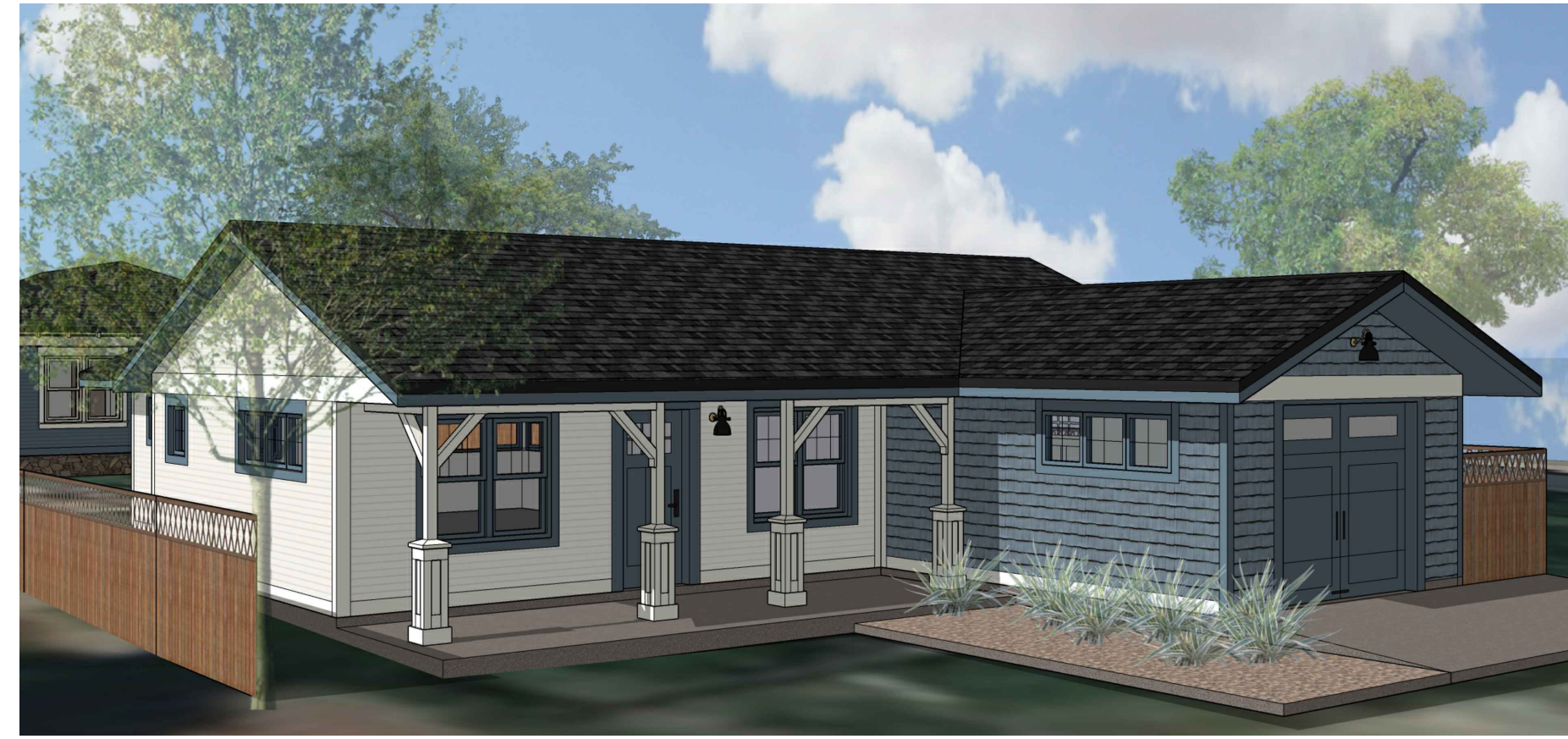




SFD RENDER

SCALE: N.T.S.

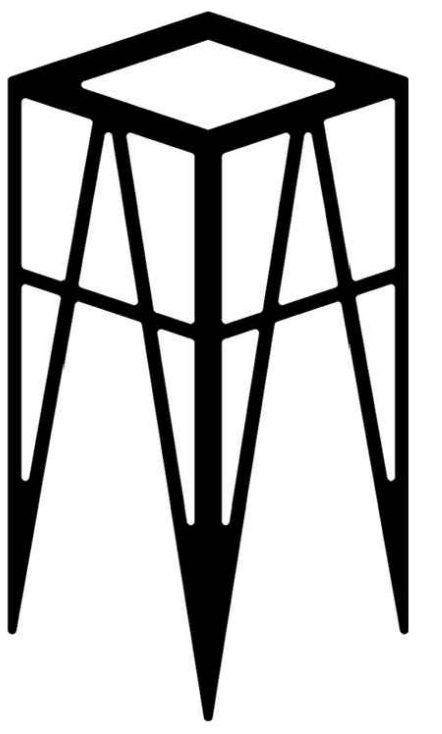


ADU RENDER

SCALE: N.T.S.

# KRAMARCZYK REMODEL & ADU 314 N MOGOLLON ST

UPDESIGN  
studio



ARCHITECTURE  
FLAGSTAFF, ARIZONA  
UP-DESIGNSTUDIO.COM

## PROJECT DIRECTORY

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

**STRUCTURAL ENGINEER**  
T.B.D.

## PARCEL PROFILE

APN: 100-07-009  
ADDRESS: 314 N MOGOLLON ST  
FLAGSTAFF, AZ 86001  
FLAGSTAFF TOWNSITE

SUBDIVISION: BF  
LOT: 13 & 14  
ZONING: SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD (R1N)  
ZONING OVERLAY: TOWNSITE OVERLAY ZONE  
HISTORIC DISTRICT: FLAGSTAFF TOWNSITE HISTORIC RESIDENTIAL DISTRICT  
FLOOD ZONE: ZONE X UNSHADED  
CLIMATE ZONE: 5B  
LIGHTING ZONE: 2

**SFD SETBACKS:**  
FRONT: 15'  
INTERIOR SIDE: 6'  
STREET SIDE: 6'  
REAR: 15'

**ADU SETBACKS:**  
FRONT: N/A  
INTERIOR SIDE: 5'  
SIDE (@ALLEY): 0'  
REAR (@ALLEY): 0'

**HEIGHT:**  
SFD: 35'-0" MAX. ALLOWED  
16'-8" PROPOSED (E.T.R.)  
ADU: 24'-0" MAX. ALLOWED  
15'-7" PROPOSED

**PARKING:**  
SFD: 2 OFF-STREET SPOTS REQUIRED  
ADU: 1 OFF-STREET SPOTS REQUIRED  
TOTAL: 3 SPOTS REQUIRED  
3 SPOTS PROPOSED

## AREA CALCULATIONS

PARCEL AREA: 0.16 ACRES (7,100 SF)

**LIVABLE AREA**  
EXISTING LIVABLE AREA: 823 SF (E.T.R.)  
PROPOSED ADU: 796 SF  
TOTAL: 1,619 SF

PROPOSED ADU GARAGE: 504 SF

**TOTAL COVERAGE**  
MAX. ALLOWED COVERAGE: 35% (2,485 SF)  
PROPOSED COVERAGE: 30% (2,123 SF)

**ADDITIONAL IMPERVIOUS AREA**  
PROPOSED SFD FRONT PORCH: 117 SF  
PROPOSED SFD SIDE PORCH/STEPS: 40 SF  
PROPOSED SFD MECH PAD: 9 SF  
PROPOSED ADU FRONT PORCH: 184 SF  
PROPOSED ADU REAR PORCH: 174 SF  
PROPOSED ADU DRIVEWAY: 150 SF  
PROPOSED ADU SIDE WALKWAY: 90 SF  
PROPOSED ADU MECH PAD: 9 SF  
TOTAL: 773 SF

## ABBREVIATIONS

A.H.J.	AUTHORITY HAVING JURISDICTION
B.O.	BOTTOM OF
CL	CENTERLINE
DIM.	DIMENSION
DTL.	DETAIL
DR.	DOOR
(E)EXIST.	EXISTING
E.T.R.	EXISTING TO REMAIN
EXTR.	EXTERIOR
FIN. FLR.	FINISHED FLOOR
F.F.E.	FINISHED FLOOR ELEVATION
F.R.P.	FIBERGLASS REINFORCED PANEL
INTR.	INTERIOR
MIN.	MINIMUM
MFR.	MANUFACTURER
MAX.	MAXIMUM
(N)	NEW/PROPOSED
REQS.	REQUIREMENTS
R.O.W.	RIGHT OF WAY
SHT.	SHEET
SHTG.	SHEETING
S.O.G.	SLAB ON GRADE
T.O.	TOP OF
TYP.	TYPICAL
V.I.F.	VERIFY IN FIELD
U.N.O.	UNLESS NOTED OTHERWISE
WINDW.	WINDOW

## GOVERNING CODES

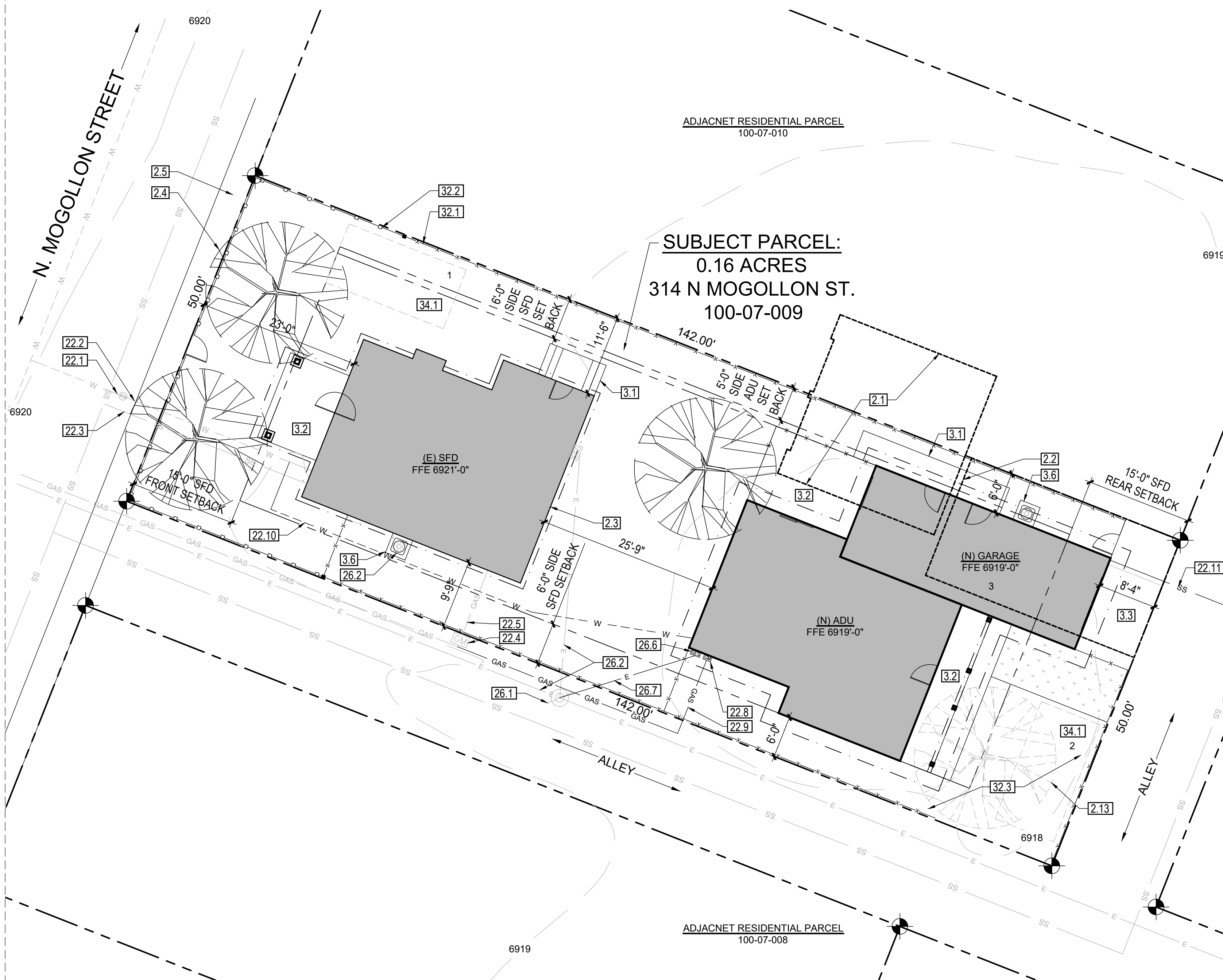
CITY OF FLAGSTAFF ZONING CODE & AMENDMENTS  
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)  
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

## PROJECT DESCRIPTION

THE SCOPE OF WORK INCLUDES THE RENOVATION OF AN EXISTING SINGLE FAMILY RESIDENCE IN THE FLAGSTAFF TOWNSITE HISTORIC RESIDENTIAL DISTRICT, AS WELL AS THE ADDITION OF A NEW ADU AND DETACHED GARAGE.

## DRAWING INDEX

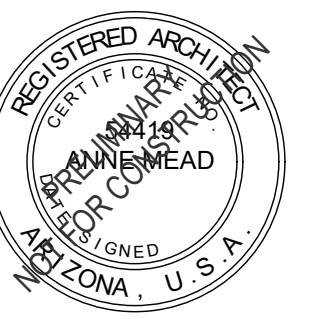
A0.0	SITE PLAN & PROJECT DATA
A0.1	GENERAL NOTES & SPECIFICATIONS
A0.2	SCHEDULES & DETAILS
A1.0	EXISTING/DEMO & PROPOSED SFD FLOOR PLANS
A1.1	EXISTING/DEMO & PROPOSED SFD ROOF PLANS
A1.2	PROPOSED ADU FLOOR PLAN & ROOF PLAN
A1.3	FLOOR FINISH PLANS
A2.0	SFD ELEVATIONS
A2.1	SFD ELEVATIONS
A2.2	ADU ELEVATIONS
A4.0	PROPOSED SFD INTERIOR ELEVATIONS
E1.0	PROPOSED SFD REFLECTED CEILING PLAN
E1.1	PROPOSED ADU REFLECTED CEILING PLAN



SITE PLAN

SCALE: 1" = 10'-0"

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



APN : 100-07-009

HPC SUBMITTAL	03-28-2023
SCHEMATIC DESIGN 2.5	03-27-2023
SCHEMATIC DESIGN 2.4	03-08-2023
SCHEMATIC DESIGN 2.3	03-02-2023
SCHEMATIC DESIGN 2.2	02-23-2023
SCHEMATIC DESIGN 2.1	02-20-2023
SCHEMATIC DESIGN 2.0	02-04-2023
SCHEMATIC DESIGN 1.2	01-16-2023
SCHEMATIC DESIGN 1.1	01-03-2023
SCHEMATIC DESIGN 1.0	12-09-2022

DESCRIPTION	DATE
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PROJECT NO 22\_029

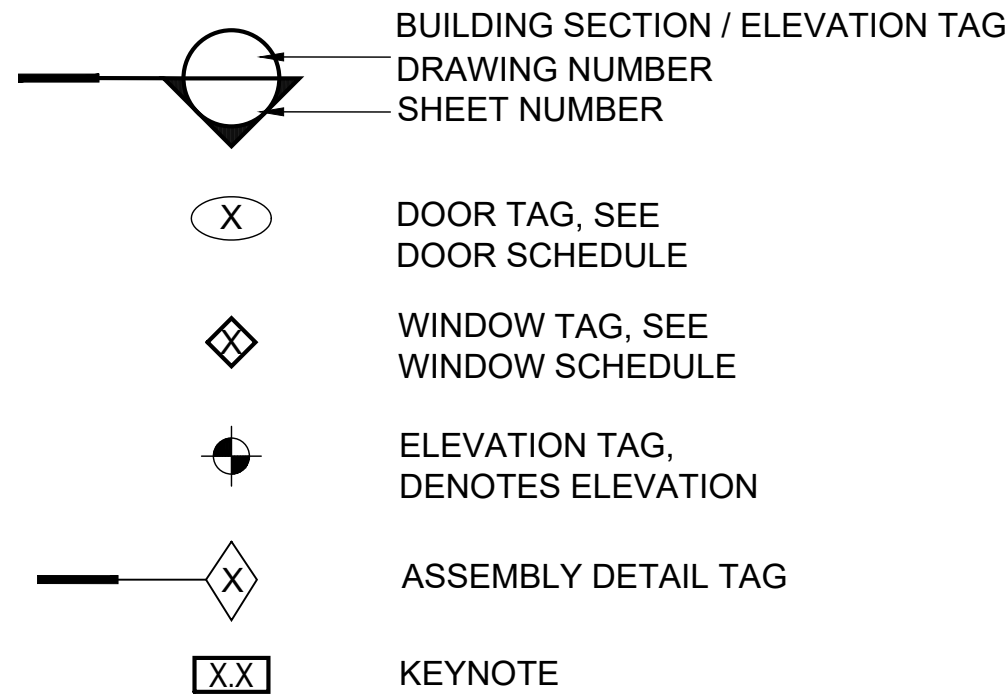
**KRAMARCZYK  
REMODEL & ADU  
314 N MOGOLLON ST**

SHEET TITLE:

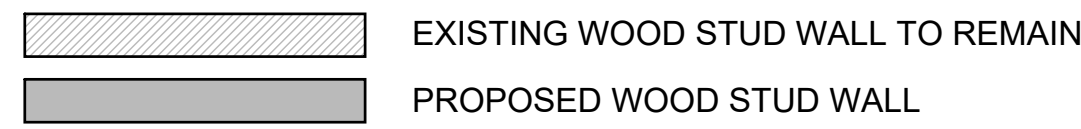
SITE PLAN &  
PROJECT DATA

**A0.0**

## SYMBOLS LEGEND



## WALL TYPE LEGEND



## GENERAL REQUIREMENTS

- DIMENSIONS INDICATED ON EXISTING CONDITIONS OF PLANS ARE TO FACE OF FINISH, U.N.O. DIMENSIONS INDICATED ON PROPOSED CONDITIONS OF PLANS ARE TO FACE OF FRAMING, U.N.O. REFER TO WALL TYPE DETAILS FOR ASSEMBLY DIMENSIONS. DO NOT SCALE DRAWINGS.
- REFER TO SHEET A0.0 FOR NOTES PERTAINING TO THE CODE ENFORCEMENT STANDARDS THAT APPLY TO THIS PROJECT.
- REFER TO SHEET A0.1 FOR PROJECT ENERGY COMPLIANCE.
- DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
- REPORT ERRORS AND OMISSIONS TO THE ARCHITECT IMMEDIATELY.
- THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH WRITTEN PERMISSION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND PROCUREMENT OF ALL DEFERRED SUBMITTALS AS LISTED ON SHEET A0.0
- THE CONTRACTOR SHALL EXECUTE ALL SITE PREPARATION REQUIREMENTS PRIOR TO COMMENCEMENT OF THE WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, BLUESTAKING, STORM WATER POLLUTION PREVENTION PRACTICES, DUST ABATEMENT, AND ALL AND ANY OTHER MEASURES REQUIRED TO PROTECT THE EXISTING RESIDENTS OF THE SUBDIVISION.
- THE CONTRACTOR SHALL PROVIDE REQUESTS FOR INFORMATION THROUGHOUT CONSTRUCTION FOR CLARIFICATIONS, INTERPRETATIONS, AND REVISIONS. THE ARCHITECT SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF UNAUTHORIZED FIELD CHANGES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY SITE THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL NOT IMPEDE ACCESS TO ADJOINING PROPERTIES OR DISRUPT EXISTING RESIDENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND WORKMANSHIP OF ALL ASPECTS OF THE PROJECT. THE ARCHITECT RESERVES THE RIGHT TO REJECT WORK THAT IS OF LOW QUALITY OR OTHERWISE NOT IN COMPLIANCE WITH THE DESIGN DOCUMENTS.
- SUBMITTALS AND SHOP DRAWINGS FOR ALL MATERIALS AND EQUIPMENT SHALL BE PROVIDED TO THE ARCHITECT FOR APPROVAL IN ADVANCE OF INSTALLMENT. SUBSTITUTION OF THE MATERIALS AND EQUIPMENT SPECIFIED MAY ONLY BE PERMITTED WITH WRITTEN APPROVAL BY THE ARCHITECT.
- UPON COMPLETION OF THE WORK, THE CONTRACTOR AND SUBCONTRACTORS SHALL PROVIDE ALL OPERATION AND MAINTENANCE MANUALS, INSTRUCTIONS, AS-BUILT DRAWINGS DOCUMENTING ANY CHANGES AND ANY OTHER INFORMATION NECESSARY FOR THE OWNER'S USE AND MANAGEMENT OF THE PROPERTY.
- THE CONTRACTOR SHALL COMPLETE ALL WORK NECESSARY TO PROVIDE THE OWNER WITH AN OCCUPANCY PERMIT.

## GENERAL SPECIFICATIONS

### DIVISION 1 - GENERAL REQUIREMENTS

TYP. REFER TO PREVIOUS SECTION

### DIVISION 2 - EXISTING CONDITIONS

- TYP. DASHED CONTOUR LINE INDICATES EXISTING GRADE LINE.
- TYP. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS THROUGHOUT CONSTRUCTION
- TYP. THE CONTRACTOR SHALL PROTECT ALL EXISTING NATURAL RESOURCES THROUGHOUT CONSTRUCTION.
- TYP. NO WORK SHALL OCCUR WITHIN EXISTING PUBLIC UTILITY EASEMENTS.
- ENTIRE EXISTING GARAGE STRUCTURE TO BE DEMOLISH ACROSS SUBJECT AND NEIGHBORING PROPERTY.
  - EXISTING STORAGE BUILDING TO BE DEMOLISHED.
  - EXISTING SINGLE FAMILY DWELLING TO BE REMODELED. SEE DRAWINGS FOR EXTENT OF REVISIONS.
  - EXISTING TREE TO REMAIN, TYPICAL
  - EXISTING SIDEWALK TO REMAIN
  - ENTIRE EXISTING FRONT PATIO & SIDE OVERHANGS TO BE DEMOLISHED
  - EXISTING ASPHALT SHINGLE ROOFING TO BE DEMOLISHED
  - EXISTING WINDOWS & DOORS TO BE DEMOLISHED & REPLACED/INFILLED PER DWGS
  - EXISTING SIDING AND TRIM TO BE DEMOLISHED & REPLACED THROUGHOUT
  - EXISTING DECK, RAILING, STAIRS, & SITE FENCING TO BE DEMOLISHED
  - EXISTING CHAIR RAIL TO BE DEMOLISHED THROUGHOUT LIVING ROOM
  - EXISTING SECONDARY MASONRY CHIMNEY TO BE DEMOLISHED.
  - EXISTING INVASIVE ELM TREE TO BE DEMOLISHED

### DIVISION 3 - CONCRETE

- TYP. REFER TO STRUCTURAL DRAWINGS
- TYP. ALL CONCRETE FLATWORK SHALL BE 2500 PSI MIN, 4" MIN. SLAB (3000 PSI MIN) 0/ 4" MIN. COMPACT GRAVEL OR CINDER BASE. PROVIDE NO. 4 BAR @ 48" O.C. TURN DOWN EDGES. PROVIDE NON SLIP FINISH AND CONTROL JOINTS. SLOPE 2% AWAY FROM STRUCTURE. INTEGRAL COLOR SELECTION BY SUBMITTAL, IF REQUIRED.
- PROVIDE CONCRETE LANDING AND STEPS. PROVIDE 11" MINIMUM TREADS AND BATTERED 1" NOSINGS - ALL RISERS SHALL BE EQUIVALENT AND NOT EXCEED 7" MAX. HEIGHT
  - PROVIDE NEW CONCRETE PATIO
  - PROVIDE NEW CONCRETE APRON
  - PROVIDE NEW CONCRETE SLAB ON GRADE
  - SLOPE SLAB AT GARAGE MIN. 1/4" PER FOOT
  - PROVIDE NEW CONCRETE MECHANICAL PAD

### DIVISION 4 - MASONRY

- TYP. REFER TO STRUCTURAL DRAWINGS
- BLOCK-LITE STANDARD GRAY CMU STEM WALL. REFER TO STRUCTURAL DRAWINGS FOR MASONRY AND GROUT REQUIREMENTS. V-GROOVE TOOL ALL JOINTS. MORTAR WASH AND PAINT EXPOSED STEM WALL TO MATCH SIDING.

### DIVISION 5 - METALS

- TYP. REFER TO STRUCTURAL DRAWINGS
- TYP. ALL RAW STEEL SHALL BE POWDER COATED BLACK U.N.O.
- TYP. PROVIDE CONTINUOUS CANT STRIP AND BREAK METAL ROOF TO WALL FLASHING. INSTALL PER MFR.
- NOTE NOT USED
  - PROVIDE CONTINUOUS RIDGE / VALLEY FLASHING
  - PROVIDE LISTED ANODIZED METAL ROOF JACK AND FLASHING AT MECHANICAL / PLUMBING VENT ROOF PENETRATION. INSTALL PER MFR. COORDINATE EXACT LOCATION IN FIELD. REUSE EXISTING VENTS WHERE POSSIBLE.
  - PROVIDE SNOW JACKS. INSTALL PER MFR. LOCATIONS PER ROOF PLAN.
  - PREFINISHED SEAMLESS METAL GUTTER / DOWNSPOUT. COLOR: MATCH SIDING COLOR

### DIVISION 6 - WOODS, PLASTICS, AND COMPOSITES

- REPAIR/EXTEND EXISTING RAFTER RAILS TO MATCH EXISTING EAVES.
- INFILL EXTR. WALL PER TYPICAL EXTR. WALL DETAIL
- EXTERIOR DOOR & WINDOW TRIM PER DETAILS ON SHEET A0.2. PROTECT WITH 2 COATS OF PAINT. SFD PAINT COLOR: "ALABASTER SW 7008" BY "SHERWIN WILLIAMS". ADU PAINT COLOR: "NEEDLEPOINT NAVY SW 0032" BY "SHERWIN WILLIAMS"
- WOOD POST/BEAM PER STRUCTURAL. WHERE EXPOSED, PAINT TO MATCH TRIM.
- EXTERIOR TRIM PER DRAWINGS. PROTECT WITH 2 COATS OF PAINT. SFD PAINT COLOR: "ALABASTER SW 7008" BY "SHERWIN WILLIAMS". ADU PAINT COLOR: "NEEDLEPOINT NAVY SW 0032" BY "SHERWIN WILLIAMS". CORNER TRIM COLOR TO MATCH BODY.
- INFILL EXISTING ROOF PENETRATIONS TO MATCH SURROUNDING.
- COMPOSITE FASCIA. PROTECT WITH 2 COATS OF PAINT: "URBANE BRONZE HGSW7048" BY "SHERWIN WILLIAMS"
- EXTERIOR SHUTTER PANELS ON BARN DOOR TRACK
- SQUARE EDGE, PAINT GRADE, 1X5 BASEBOARD AND 1X3 DOOR AND WINDOW CASING TYPICAL THROUGHOUT INTERIOR
- PRE-FABRICATED ROOF TRUSSES PER MFR, SEE STRUCTURAL DRAWINGS

### DIVISION 7 - THERMAL/MOISTURE PROTECTION

- TYP. PROVIDE ROOF ASSEMBLY PER TYPICAL DETAILS.
- TYP. PROVIDE WALL ASSEMBLY PER TYPICAL DETAILS.
- TYP. PROVIDE FLOOR ASSEMBLY PER TYPICAL DETAILS.
- TYP. PROVIDE 1/4" CEMENT BOARD AIR BARRIER PER IRC N1102.4 BEHIND TUB/SHOWER ASSEMBLIES.
- TYP. CONTINUOUS WEATHER RESISTANT BARRIER (WRB) AT ALL

### DIVISION 8 - DOORS, WINDOWS, ACCESS PANELS

- TYP. SEE ENERGY COMPLIANCE SECTION FOR R-VALUE MINIMUMS.
- TYP. PROVIDE CONTINUOUS SELF ADHERING FLASHING AT ALL DOOR AND WINDOW OPENINGS. INSTALL PER MFR.
- PROVIDE MIN. 24" STRIP OF ICE AND WATER SHIELD UNDERLAYMENT AT ALL WALLS THAT DEFINE THE THERMAL ENVELOPE
  - PROVIDE CONTINUOUS 24" STRIP OF ICE AND WATER SHIELD UNDERLAYMENT AT ALL ROOF RIDGES AND VALLEYS
  - PROVIDE WOOD 1"X8" 2-LAP ROUND-EDGE HORIZONTAL LAP SIDING. PROTECT WITH 2 COATS OF PAINT. SFD PAINT COLOR: "NEEDLEPOINT NAVY SW 0032" BY "SHERWIN WILLIAMS". ADU PAINT COLOR: "ALABASTER SW 7008" BY "SHERWIN WILLIAMS"
  - PROVIDE CEDAR WOOD SHAKE SIDING. STAIN & SEAL PER OWNER.
  - EXISTING CRAWLSPACE ACCESS PANELS TO BE REPLACED WITH VENTS.
  - ASPHALT COMPOSITION SHINGLE ROOFING "PRESIDENTIAL SHAKE SERIES" BY "CERTAINTED" IN "CHARCOAL BLACK". 350 LB PER SQUARE.
  - PROVIDE COMPOSITE SHAKE SIDING ON ADU. PROTECT WITH 2 COATS OF PAINT. PAINT COLOR: "NEEDLEPOINT NAVY SW 0032" BY "SHERWIN WILLIAMS".
  - PROVIDE R-20 MIN. OPEN CELL SPRAY FOAM WALL CAVITY INSULATION + 1" CONTINUOUS RIGID FOAM INSULATION AT THERMAL ENVELOPE.
  - PROVIDE PAPER-FACED FIBERGLASS BATT INSULATION + 1" CONTINUOUS RIGID FOAM INSULATION AT THERMAL ENVELOPE.
  - PROVIDE DENSE PACK CAVITY INSULATION + 1" CONTINUOUS RIGID FOAM INSULATION AT THERMAL ENVELOPE. INSTALL AIR BARRIER ON INTERIOR SIDE OF STUDS PRIOR TO GYPSUM WALL BOARD INSTALLATION.
  - PROVIDE R-49 MIN. OPEN/CLOSED CELL SPRAY FOAM ROOF INSULATION. VERIFY FLAME SPREAD INDEX LESS THAN 76 AND SMOKE DEVELOPED INDEX LESS THAN 451, PER IRC R316.3
  - PROVIDE R-10 RIGID STEM WALL INSULATION. SEE ENERGY COMPLIANCE FOR MINIMUM EXTENSION DEPTH.
  - PROVIDE FLUID-APPLIED WATERPROOF MEMBRANE WALL COATING AT ALL MASONRY BELOW GRADE
  - PROVIDE FLUID-APPLIED WATERPROOF MEMBRANE COATING AT SHOWER PAN. TURN COATING UP WALL AT PAN PERIMETER.

### DIVISION 9 - FINISHES

- TYP. WINDOWS & DOORS PER SCHEDULES
- TYP. EGRESS WINDOWS IDENTIFIED ON WINDOW SCHEDULE. PROVIDE MINIMUM (1) PER BEDROOM. VERIFY 5.7SF CLR OPENING, MIN. 20" NET WIDTH, 24" NET HT + 44" MAX. SILL PROVIDE SAFETY GLAZING PER 2018 IRC R308
- TYP. INSECT SCREENS AT ALL OPERABLE WINDOWS.
- TYP. PROVIDE WEATHERSTRIPPING AT EXTERIOR DOORS.
- PROVIDE NEW CRAWL-SPACE ACCESS HATCH TO REPLACE EXISTING PLYWOOD. FINISH NEW HATCH WITH WOOD FLOORING TO MATCH EXISTING SURROUNDING. PROVIDE FLUSH TRANSITION.
  - PROVIDE NEW ATTIC ACCESS PANEL, MIN. 22" X 30. PROVIDE PULL-DOWN STAIR WHERE FEASIBLE.
  - PROVIDE NEW OPENING IN EXISTING WALL FOR NEW WINDOW PER DWGS
  - ALL SOLID WOOD WINDOWS BY "SIERRA PACIFIC" ON SFD, TYPICAL. TO BE PAINTED TO MATCH TRIM COLOR.
  - FIBREX STORM DOOR 3/4 LIGHT BY "ANDERSON" IN "BRONZE"
  - PROVIDE NEW FIBERGLASS 6 LITE CRAFTSMAN ENTRY DOOR FROM "GOOD VALUE CENTER". PAINTED TO MATCH TRIM.
  - INSULATED OVERHEAD GARAGE DOOR "COACHMAN COLLECTION" BY "CLOPAY", IN "SOLID WHITE". PROVIDE BLOCKING AND POWER FOR AUTOMATIC OPENER IN CEILING. PAINTED TO MATCH TRIM.
  - SLIDING PATIO DOOR "SERIES 100" BY "ANDERSON" IN "DARK BRONZE"
  - ALL VINYL WINDOWS WITH SIMULATED DIVIDED LITES BY "SIERRA PACIFIC" ON ADU. TYPICAL. EXTERIOR FINISH IN "STEEL BLUE 114" & INTERIOR FINISH IN "WHITE".

### DIVISION 10 - SPECIALTIES

- TYP. 1/2" GYP. BOARD FINISH AT ALL INTERIOR WALLS AND 5/8" GYP. BOARD CEILINGS. ALL GYPSUM BOARD SHALL HAVE A LEVEL 4 OR 95/5 SMOOTH FINISH. PROVIDE PRIMER BASE AND TWO COATS OF PAINT THROUGHOUT. PAINT PACKAGE SHALL BE 2-TONE WITH 3RD COLOR FOR BASEBOARD AND CASING. SHEEN AND COLOR SELECTIONS BY OWNER.
- TYP. PROVIDE ACOUSTIC BATT INSULATION IN ALL INTERIOR WALLS WITHIN THE THERMAL BUILDING ENVELOPE.
- CERAMIC TILE 0/ MORTAR BED 0/ WATERPROOF UNDERLAYMENT. PROVIDE SCLUTER STRIPS AT ALL EXPOSED EDGES. TILE SELECTION BY OWNER.
  - TILED SHOWER NICHE WITH ACCENT TILE
  - SOLID-SURFACE COUNTERTOP

### DIVISION 11 - EQUIPMENT

- TYP. SELECTIONS BY OWNER
- PROVIDE DISHWASHER
  - PROVIDE REFRIGERATOR
  - PROVIDE ELECTRIC INDUCTION RANGE
  - PROVIDE ELECTRIC/GAS WASHER / DRYER, PROVIDE HOOK-UPS, VENT THROUGH ROOF, DRYER VENT PIPE TO BE 4" SMOOTH METAL PIPE INTERIOR. EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3' IN ANY DIRECTION FROM OPENINGS IN BUILDING

### DIVISION 12 - FURNISHINGS

- TYP. SELECTIONS BY OWNER
- PROVIDE WINDOW COVERINGS
  - PROVIDE MELAMINE SHELVING / CLOSET ROD AT ALL CLOSETS
  - MILLWORK BY SUPPLIER. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL. AT KITCHEN, MATCH AESTHETIC OF EXISTING CABINETRY.
  - PROVIDE LIGHTED MEDICINE CABINET "ROBERN ROUND VITALITY LIGHTED MIRROR WITH LED LIGHTS AND DEFOGGER" BY "POTTERY BARN"
  - PROVIDE BATH ACCESSORIES INCLUDING TOWEL BARS, CURTAIN RODS, TISSUE HOLDERS, AND MIRRORS. SELECTIONS BY OWNER.

### DIVISION 13 - SPECIAL CONSTRUCTION

- TYP. SELECTIONS BY OWNER
- PROVIDE WINDOW COVERINGS
  - PROVIDE MELAMINE SHELVING / CLOSET ROD AT ALL CLOSETS
  - MILLWORK BY SUPPLIER. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL. AT KITCHEN, MATCH AESTHETIC OF EXISTING CABINETRY.
  - PROVIDE LIGHTED MEDICINE CABINET "ROBERN ROUND VITALITY LIGHTED MIRROR WITH LED LIGHTS AND DEFOGGER" BY "POTTERY BARN"
  - PROVIDE BATH ACCESSORIES INCLUDING TOWEL BARS, CURTAIN RODS, TISSUE HOLDERS, AND MIRRORS. SELECTIONS BY OWNER.

### DIVISION 14 - CONVEYING EQUIPMENT

- TYP. SELECTIONS BY OWNER
- PROVIDE WINDOW COVERINGS
  - PROVIDE MELAMINE SHELVING / CLOSET ROD AT ALL CLOSETS
  - MILLWORK BY SUPPLIER. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL. AT KITCHEN, MATCH AESTHETIC OF EXISTING CABINETRY.
  - PROVIDE LIGHTED MEDICINE CABINET "ROBERN ROUND VITALITY LIGHTED MIRROR WITH LED LIGHTS AND DEFOGGER" BY "POTTERY BARN"
  - PROVIDE BATH ACCESSORIES INCLUDING TOWEL BARS, CURTAIN RODS, TISSUE HOLDERS, AND MIRRORS. SELECTIONS BY OWNER.

### DIVISION 20 - MECHANICAL SUPPORT

- TYP. SELECTIONS BY OWNER
- TYP. PROVIDE WINDOW COVERINGS
- TYP. PROVIDE MELAMINE SHELVING / CLOSET ROD AT ALL CLOSETS
- MILLWORK BY SUPPLIER. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL. AT KITCHEN, MATCH AESTHETIC OF EXISTING CABINETRY.
  - PROVIDE LIGHTED MEDICINE CABINET "ROBERN ROUND VITALITY LIGHTED MIRROR WITH LED LIGHTS AND DEFOGGER" BY "POTTERY BARN"
  - PROVIDE BATH ACCESSORIES INCLUDING TOWEL BARS, CURTAIN RODS, TISSUE HOLDERS, AND MIRRORS. SELECTIONS BY OWNER.

### DIVISION 21 - FIRE SUPPRESSION

- TYP. SELECTIONS BY OWNER
- TYP. PROVIDE WINDOW COVERINGS
- TYP. PROVIDE MELAMINE SHELVING / CLOSET ROD AT ALL CLOSETS
- MILLWORK BY SUPPLIER. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL. AT KITCHEN, MATCH AESTHETIC OF EXISTING CABINETRY.
  - PROVIDE LIGHTED MEDICINE CABINET "ROBERN ROUND VITALITY LIGHTED MIRROR WITH LED LIGHTS AND DEFOGGER" BY "POTTERY BARN"
  - PROVIDE BATH ACCESSORIES INCLUDING TOWEL BARS, CURTAIN RODS, TISSUE HOLDERS, AND MIRRORS. SELECTIONS BY OWNER.

### DIVISION 22 - PLUMBING

- TYP. REFER TO PLUMBING DRAWINGS
- TYP. CL OF TOILET TO BE MIN. 15" FROM WALL
- TYP. ALL PLUMBING FIXTURES SHALL MEET OR EXCEED EPA WATERSENSE STANDARDS
- TYP. SUPPLY LINES AND FITTINGS FOR EVERY PLUMBING FIXTURE SHALL BE INSTALLED SO AS TO PREVENT BACKFLOW; PROVIDE BACKFLOW PROTECTION IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1
- TYP. VERIFY LOCATION OF EXISTING UTILITY LINES IN THE FIELD.
- EXISTING WATER METER TO REMAIN
  - EXISTING WATER LINE TO REMAIN
  - EXISTING SEWER LINE TO REMAIN
  - EXISTING GAS METER TO REMAIN
  - EXISTING GAS LINE TO REMAIN
  - EXISTING HOSE BIB TO REMAIN
  - REPLACE EXISTING TANK WATER HEATER WITH NEW ON-DEMAND ELECTRIC WATER HEATER.
  - PROVIDE NEW GAS METER AT ADU
  - PROVIDE NEW GAS LINE TO ADU
  - PROVIDE NEW WATER LINE TO ADU
  - PROVIDE NEW SEPTIC LINE TO ADU
  - PROVIDE HOSE BIB WITH FROST PROTECTION, A NON-REMOVABLE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON ALL HOSE BIBS AND POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS; P290.2
  - KALLISTA FREESTANDING TOILET
  - PROVIDE PREFABRICATED 30X60 FIBERGLASS TUB. PROVIDE SHOWER VALVE, HEAD, CONTROLS & TUB FILLER
  - PROVIDE SHOWER HEAD AND CONTROLS
  - PROVIDE UNDERMOUNT LAVATORY SINK & GOOSENECK FAUCET.
  - PROVIDE KITCHEN SINK & GOOSENECK FAUCET. CONNECT TO GARBAGE DISPOSAL UNIT UNDERNEATH.

### DIVISION 23 - HVAC

- TYP. REFER TO MECHANICAL DRAWINGS
- EXISTING FURNACE IN ATTIC & VENTING TO EXTR. TO BE REMOVED AND REPLACED WITH NEW HEAT PUMP AIR HANDLER UNIT.
  - PROVIDE NEW EXTERIOR CONDENSING UNIT. MOUNT ON CONCRETE PAD, PER MFR.
  - PROVIDE NEW AIR HANDLER UNIT IN ATTIC FOR HEAT PUMP.
  - ENERGY RECOVERY VENTILATOR "SYNC-180" BY "GREENHECK". INSTALL PER MFR'S SPECIFICATIONS.

### DIVISION 25 INTEGRATED AUTOMATION

- TYP. REFER TO ELECTRICAL DRAWINGS
- EXISTING ELECTRICAL POLE TO REMAIN
  - EXISTING OVERHEAD ELECTRICAL LINE TO REMAIN
  - EXISTING ELECTRICAL SERVICE ENTRANCE TO REMAIN
  - EXISTING ELECTRICAL PANEL TO BE RELOCATED/UPGRADED AS NECESSARY. SEE PROPOSED FLOOR PLAN.
  - PROVIDE NEW GENERATOR TRANSFER SWITCH
  - PROVIDE NEW ELECTRICAL SERVICE ENTRANCE AT ADU
  - NEW OVERHEAD ELECTRICAL LINE TO ADU

### DIVISION 30 - FIREPLACES AND STOVES

- REPLACE EXISTING FIREPLACE SPARK ARRESTOR WITH NEW RECTANGULAR SPARK ARRESTOR
- ELECTRIC FIREPLACE. SELECTION BY OWNER.

### DIVISION 31 - EARTHWORK

- TYP. THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION OF ALL SOILS
- TYP. AT FOUNDATION WALLS, GRADE SHALL FALL A MIN. 6" WITHIN THE FIRST 10'. IMPERVIOUS SURFACES WITHIN 10' OF BLDG. FOOTPRINT SHALL SLOPE MIN 2% AWAY FROM BLDG. PER IRC R403.1
- PROVIDE RADON MITIGATION SYSTEM WITH EXHAUST FAN. INSTALLER TO COORDINATE UNDER SLAB PIPE DESIGN IN FIELD.

### DIVISION 32 - EXTERIOR IMPROVEMENTS

- PROVIDE 6'-0" FENCE PER PLANS
- PROVIDE 3'-0" FENCE PER PLANS
- PROVIDE GRAVEL AREA

### DIVISION 34 - TRANSPORTATION

- 9'-0" X 18'-0" MINIMUM OFF-STREET PARKING SPOT. SEE COVER SHEET FOR QUANTITY REQUIRED/PROVIDED.

### DIVISION 48 - ELECTRICAL POWER GENERATION

- SOLAR READY ZONE. CONDUIT SHALL BE INSTALLED FROM THE SERVICE PANEL TO A TERMINATION POINT BELOW THE ROOF DECK SHEATHING FOR FUTURE CONNECTION. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- PROVIDE A CAPPED ROOF PENETRATION TO ACCOMMODATE A FUTURE PHOTOVOLTAIC SYSTEM CONDUIT WHICH SHALL HAVE AN INSIDE DIAMETER OF NOT LESS THAN 1 1/4".

## ENERGY COMPLIANCE

THE SUBJECT PROPERTY IS LOCATED IN CLIMATE ZONE 5B

### LIGHT AND VENTILATION REQUIREMENTS:

- ALL HABITABLE ROOMS SHALL HAVE A MINIMUM OF:
- 8% OF THE ROOM'S FLOOR AREA IN GLAZED WALL AREA
- 4% OF THE ROOM'S FLOOR AREA IN OPERABLE FENESTRATION
- THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED SUCH THAT INFILTRATION IS NOT GREATER THAN 3 AIR CHANGES PER HOUR.
- ALL SEALS BETWEEN DISSIMILAR MATERIALS ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.
- THE INSTALLATION OF THE AIR BARRIER AND INSULATION SHALL COMPLY WITH THE CRITERIA OF TABLE 402.1.1 OF THE 2018 IECC.
- PROVIDE 1SQIN PER 150SF OF CRAWLSPACE VENTILATION LOCATE VENTS W/1 3' OF BUILDING CORNERS
- PROVIDE CLASS I REINFORCED VAPOR / RADON BARRIER THROUGHOUT CRAWLSPACES, TAPE ALL SEAMS
- HRV OR ERV: 1.2 CFM/WATT MIN. EFFICACY
- RANGE HOODS: 2.8 CFM/WATT MIN. EFFICACY
- IN-LINE FAN: 2.8 CFM/WATT MIN. EFFICACY
- BATHROOM/UTILITY ROOM: 10 CFM-90 CFM AIR FLOW: 1.4 CFM/WATT MIN. EFFICACY. 90 CFM AIR FLOW: 2.8 CFM/WATT MIN. EFFICACY

### INSULATION REQUIREMENTS FOR THIS PROJECT

- ALL ROOF AREAS SHALL BE INSULATED WITH SPRAY FOAM INSULATION.
- CEILINGS SHALL HAVE A MIN. R-VALUE OF R-49
- WOOD-FRAMED WALLS SHALL HAVE A MIN. R-VALUE OF R-20 OR R-13 CAVITY + R-5 CONTINUOUS
- MASS WALLS SHALL HAVE A MIN. R-VALUE OF R-13. MINIMUM R VALUE INCREASES TO R-17 WHEN MORE THAN HALF INSULATION IN ON THE INTERIOR OF THE MASS WALL.
- FLOORS SHALL HAVE A MIN. R-VALUE OF R-30.
- BASEMENT & CRAWL SPACE WALLS SHALL HAVE A MIN. R-VALUE OF R-15 CONTINUOUS, R-19 CAVITY, OR R-13 CAVITY + R-5 CONTINUOUS.
- SLABS ON GRADE SHALL HAVE CONTINUOUS MIN. R-10 THAT EXTENDS A MINIMUM OF 24" BELOW GRADE.

### FENESTRATION REQUIREMENTS

- WINDOWS SHALL HAVE A MAX 0.30 U-FACTOR.
- SKYLIGHTS SHALL HAVE A MAX 0.55 U-FACTOR.
- PROVIDE CONTINUOUS FLEXIBLE FLASHING AT PERIMETERS OF ALL NEW OPENINGS

### HVAC SYSTEM REQUIREMENTS

REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION

A MINIMUM OF ONE PROGRAMMABLE THERMOSTAT SHALL BE PROVIDED.

WHERE MECHANICAL VENTILATION SYSTEMS ARE LOCATED OUTSIDE OF THE THERMAL ENVELOPE:

- PROVIDE MIN. R-8 INSULATION AT ALL SUPPLY DUCTWORK, AND R-6 AT ALL RETURN DUCTWORK
- ALL DUCTWORK, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED.
- PROVIDE MIN. R-3 INSULATION AT ALL MECHANICAL PIPING CARRYING FLUIDS WITH A TEMPERATURE GREATER THAN 105° F OR LESS THAN 55° F. ALL PIPING INSULATION SHALL BE PROTECTED.
- WHERE CIRCULATING HOT WATER PUMPS ARE INSTALLED, A READILY ACCESSIBLE MANUAL SWITCH TO TURN THE SYSTEM ON AND OFF SHALL BE INSTALLED.

### LIGHTING REQUIREMENTS

REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

- A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- ALL OUTDOOR LIGHT FIXTURES SHALL BE FULLY SHIELDED AND COMPLIANT WITH THE CITY OF FLAGSTAFF'S OUTDOOR LIGHTING ORDINANCE.

### SOLAR READY REQUIREMENTS

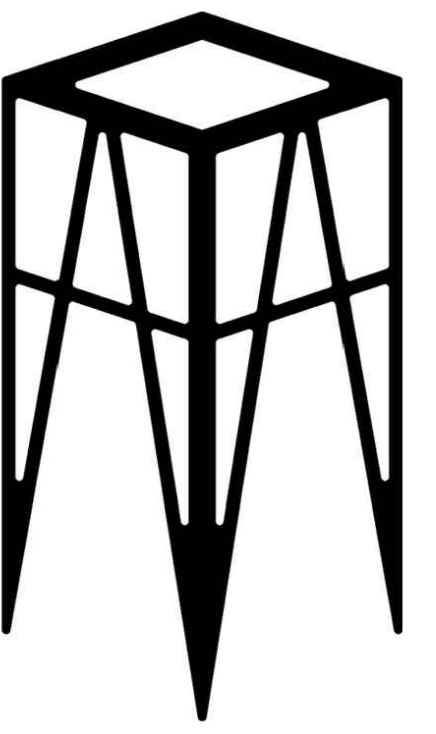
PER T103.1 GENERAL OF APPENDIX T: NEW DETACHED ONE AND TWO FAMILY DWELLINGS, AND TOWNHOUSES WITH NOT LESS THAN 600 SQUARE FEET OF ROOF AREA ORIENTED BETWEEN 90 DEGREES AND 270 DEGREES OF TRUE NORTH SHALL COMPLY WITH SECTIONS T103.2 THROUGH T103.10

REFER TO SHEET A1.2 FOR COMPLIANCE

### ELECTRIC VEHICLE CHARGING STATION REQUIREMENT

REFER TO SHEET E1.0 FOR COMPLIANCE

UPDESIGN  
studio



ARCHITECTURE  
FLAGSTAFF, ARIZONA  
UP-DESIGNSTUDIO.COM

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



APN : 100-07-009

DESCRIPTION	DATE
HPC SUBMITTAL	03-28-2023
SCHEMATIC DESIGN 2.5	03-27-2023
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SCHEMATIC DESIGN 2.3	03-02-2023
SCHEMATIC DESIGN 2.2	02-23-2023
SCHEMATIC DESIGN 2.1	02-20-2023
SCHEMATIC DESIGN 2.0	02-04-2023
SCHEMATIC DESIGN 1.2	01-16-2023
SCHEMATIC DESIGN 1.1	01-03-2023
SCHEMATIC DESIGN 1.0	12-09-2022

PROJECT NO 22\_029

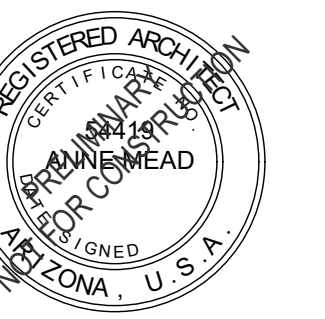
KRAMARCZYK  
REMODEL & ADU  
314 N MOGOLLON ST

SHEET TITLE:

GENERAL NOTES & SPECIFICATIONS

A0.1

ELECTRIC VEHICLE CHARGING STATION REQUIREMENT  
REFER TO SHEET E1.0 FOR COMPLIANCE



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DESCRIPTION	DATE
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PROJECT NO 22\_029

**KRAMARCZYK  
REMODEL & ADU  
314 N MOGOLLON ST**

SHEET TITLE:

SCHEDULES  
& DETAILS

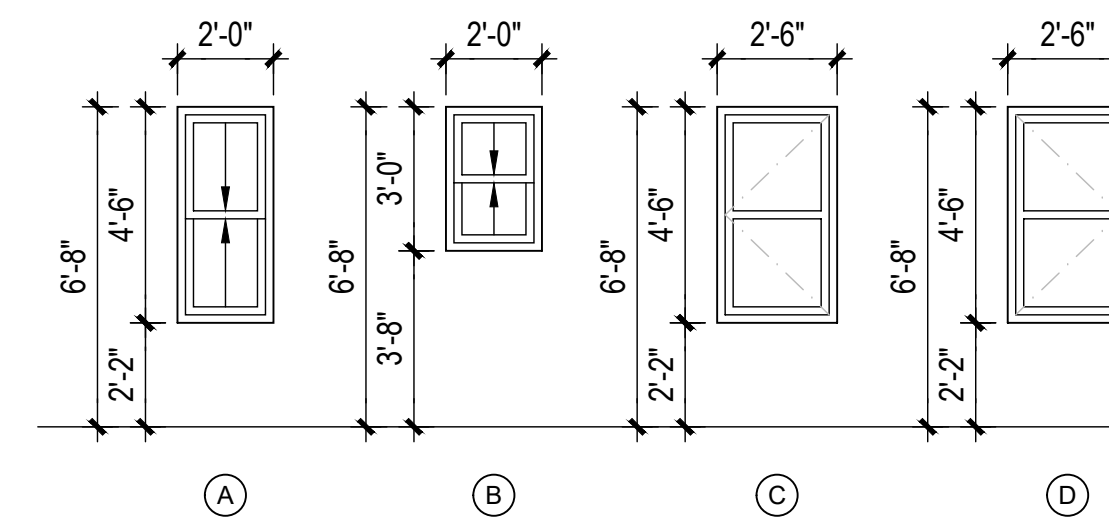
**A0.2**

**WINDOW SCHEDULE**

MARK	LOCATION	W X H	TYPE	HEAD HT.	COMMENTS
01	LIVING ROOM	24" X 54"	A	6'-8"	-
02	LIVING ROOM	24" X 54"	A	6'-8"	-
03	LIVING ROOM	24" X 54"	A	6'-8"	-
04	LIVING ROOM	24" X 54"	A	6'-8"	-
05	BEDROOM 1	24" X 54"	A	6'-8"	-
06	BEDROOM 1	24" X 54"	A	6'-8"	-
07	BEDROOM 1	24" X 54"	A	6'-8"	-
08	BEDROOM 1	24" X 54"	A	6'-8"	-
09	BEDROOM 1	30" X 54"	D	6'-8"	EGRESS
10	BATHROOM	24" X 36"	B	6'-8"	TEMPERED
11	BEDROOM 2	24" X 54"	A	6'-8"	-
12	BEDROOM 2	24" X 54"	A	6'-8"	-
13	BEDROOM 2	30" X 54"	C	6'-8"	EGRESS
14	BEDROOM 2	30" X 54"	D	6'-8"	EGRESS
15	KITCHEN	24" X 36"	B	6'-8"	-
16	KITCHEN	24" X 36"	B	6'-8"	-
17	KITCHEN	24" X 54"	A	6'-8"	-
18	KITCHEN	24" X 54"	A	6'-8"	-
19	LIVING ROOM	24" X 36"	B	6'-8"	-

**WINDOW TYPE ELEVATIONS**

ALL ELEVATIONS ARE DEPICTED FROM THE EXTERIOR OF THE BUILDING OR EXTERIOR OF THE ROOM  
SEE A0.1 FOR ENERGY REQS.

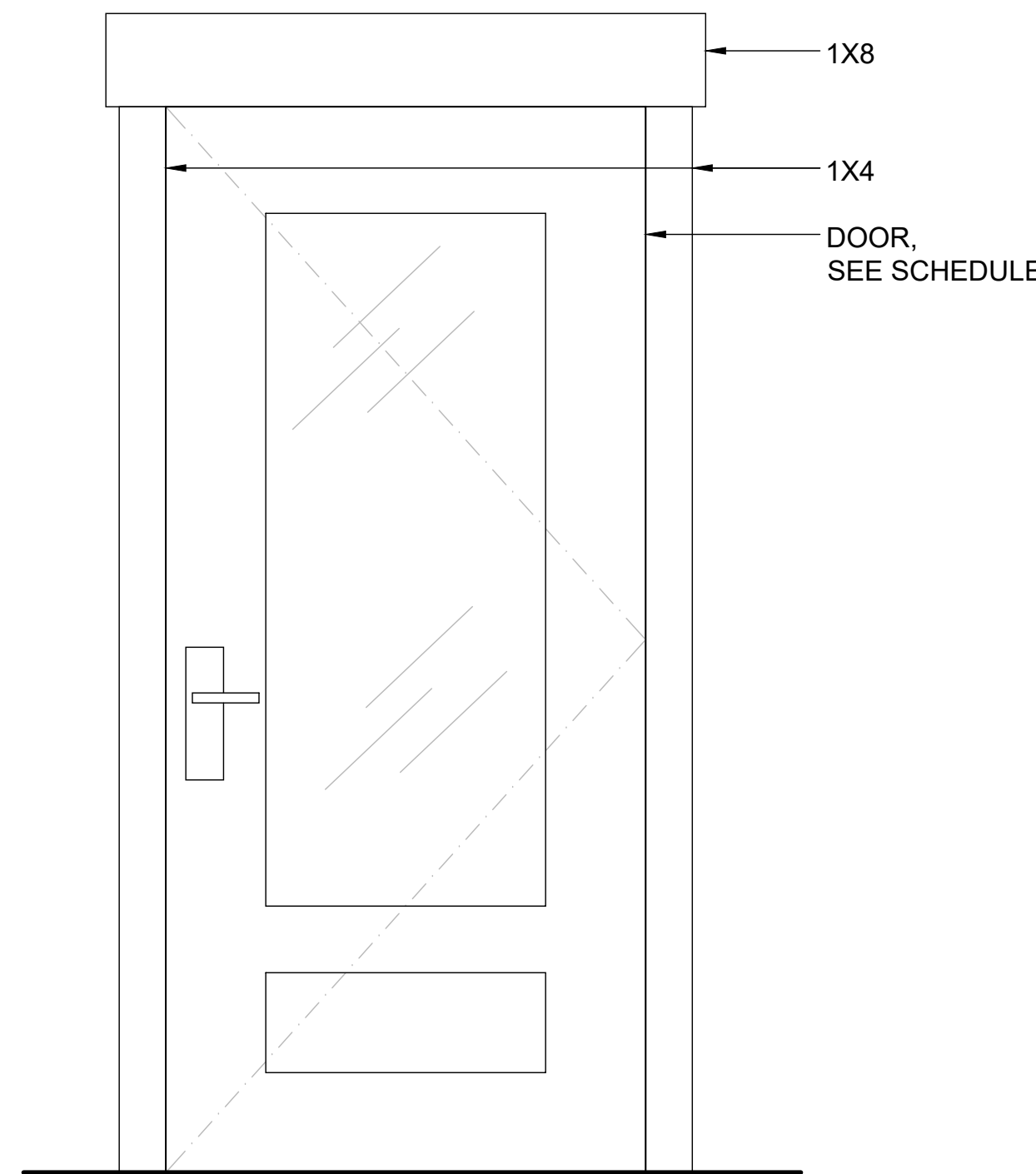
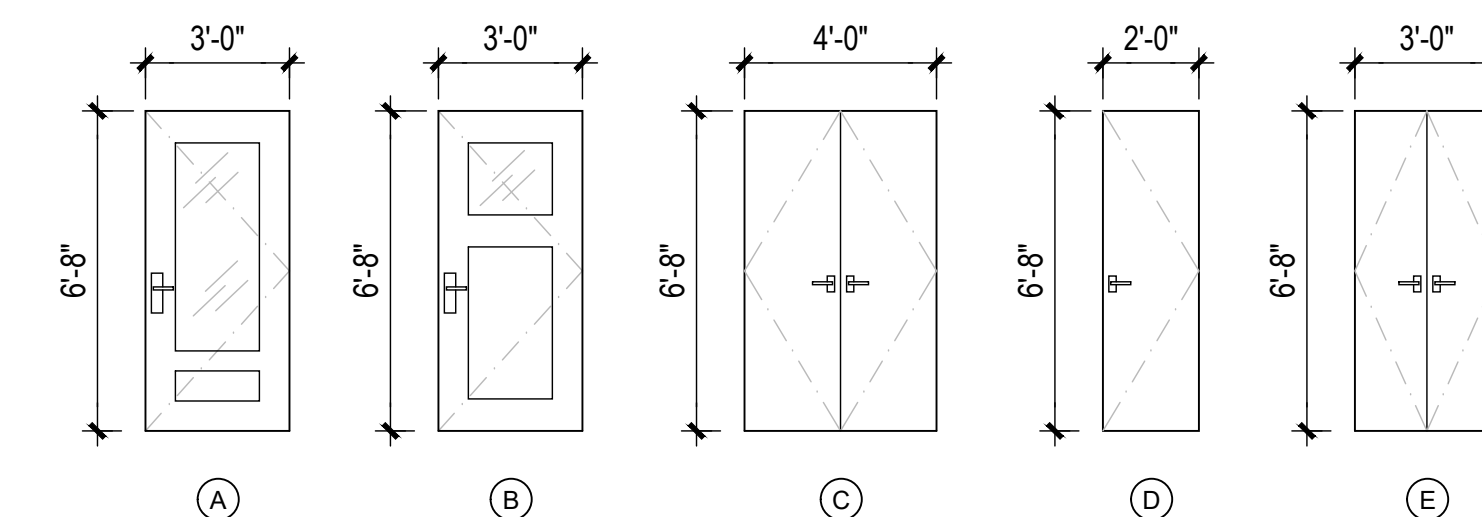


**DOOR SCHEDULE**

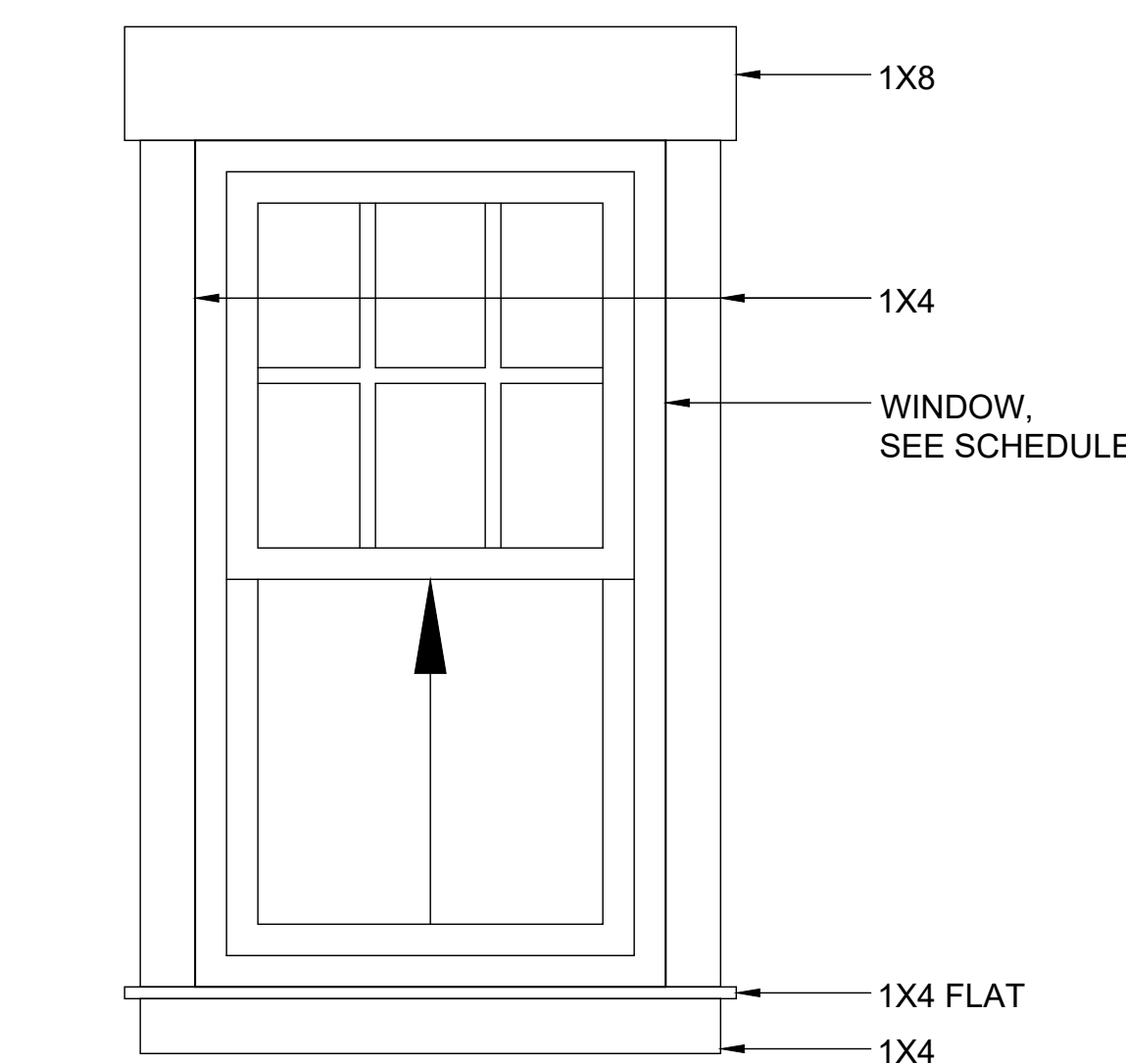
MARK	LOCATION	TYPE	DESCRIPTION	COMMENTS
01	FRONT PORCH	A	EXTERIOR STORM DOOR	TEMPERED
02	ENTRY	B	EXTERIOR	TEMPERED
03	BEDROOM 1 CLOSET	C	PAIR	-
04	BATHROOM	D	-	-
05	BEDROOM 2 CLOSET	E	PAIR	-
06	LAUNDRY	E	PAIR	-

**DOOR TYPE ELEVATIONS**

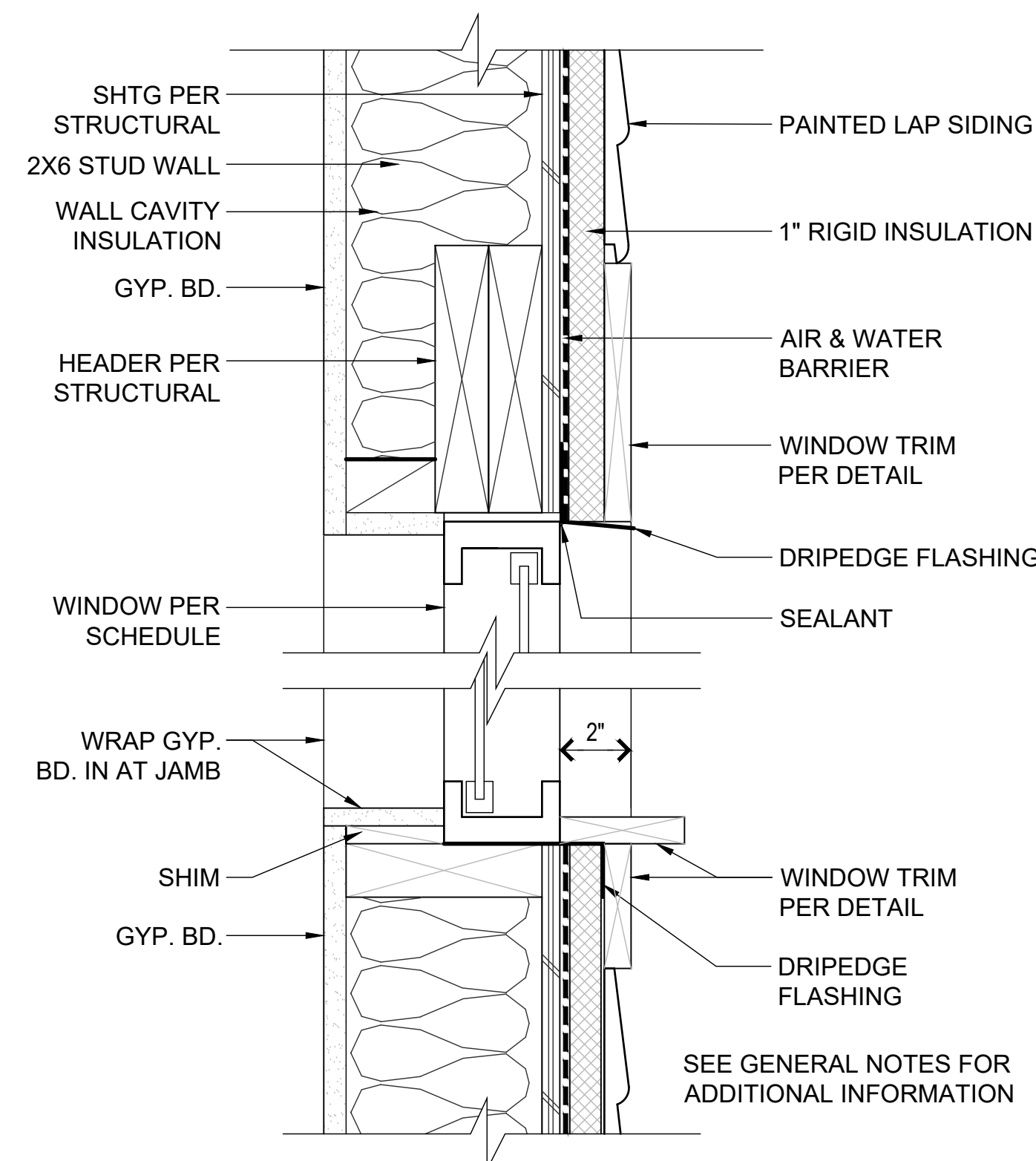
ALL ELEVATIONS ARE DEPICTED FROM THE EXTERIOR OF THE BUILDING OR EXTERIOR OF THE ROOM  
SEE A0.1 FOR ENERGY REQS.



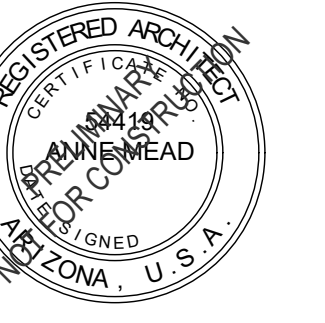
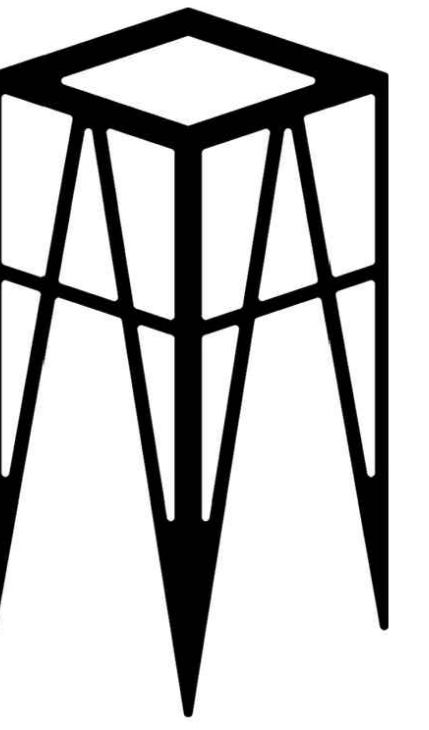
**3 EXTERIOR DOOR TRIM**  
1" = 1'-0"



**2 EXTERIOR WINDOW TRIM**  
1" = 1'-0"



**1 TYP. WNDW. @ EXTR. WALL DTL.**  
3" = 1'-0"



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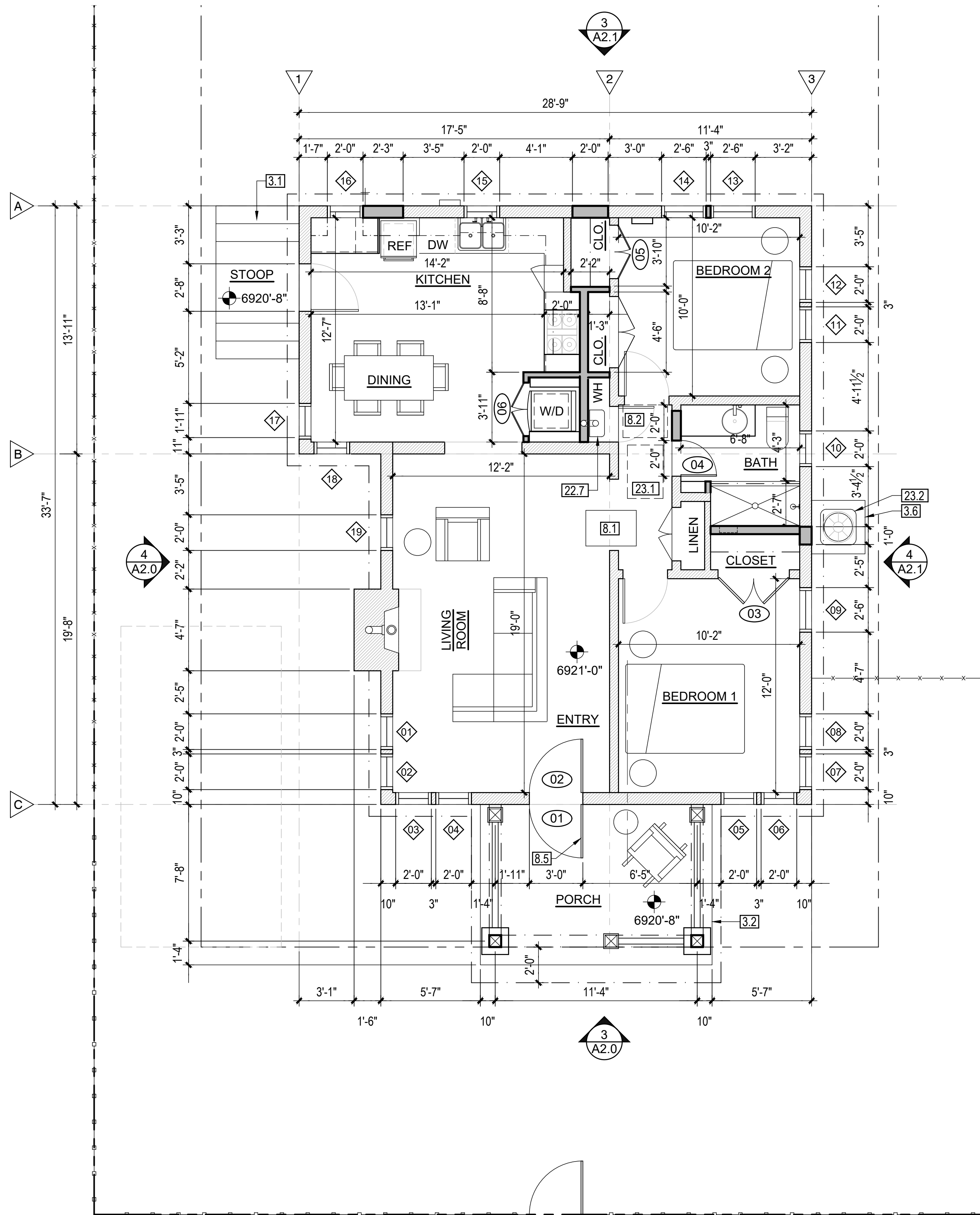
SHEET TITLE:

FLOOR PLANS

**A1.0**

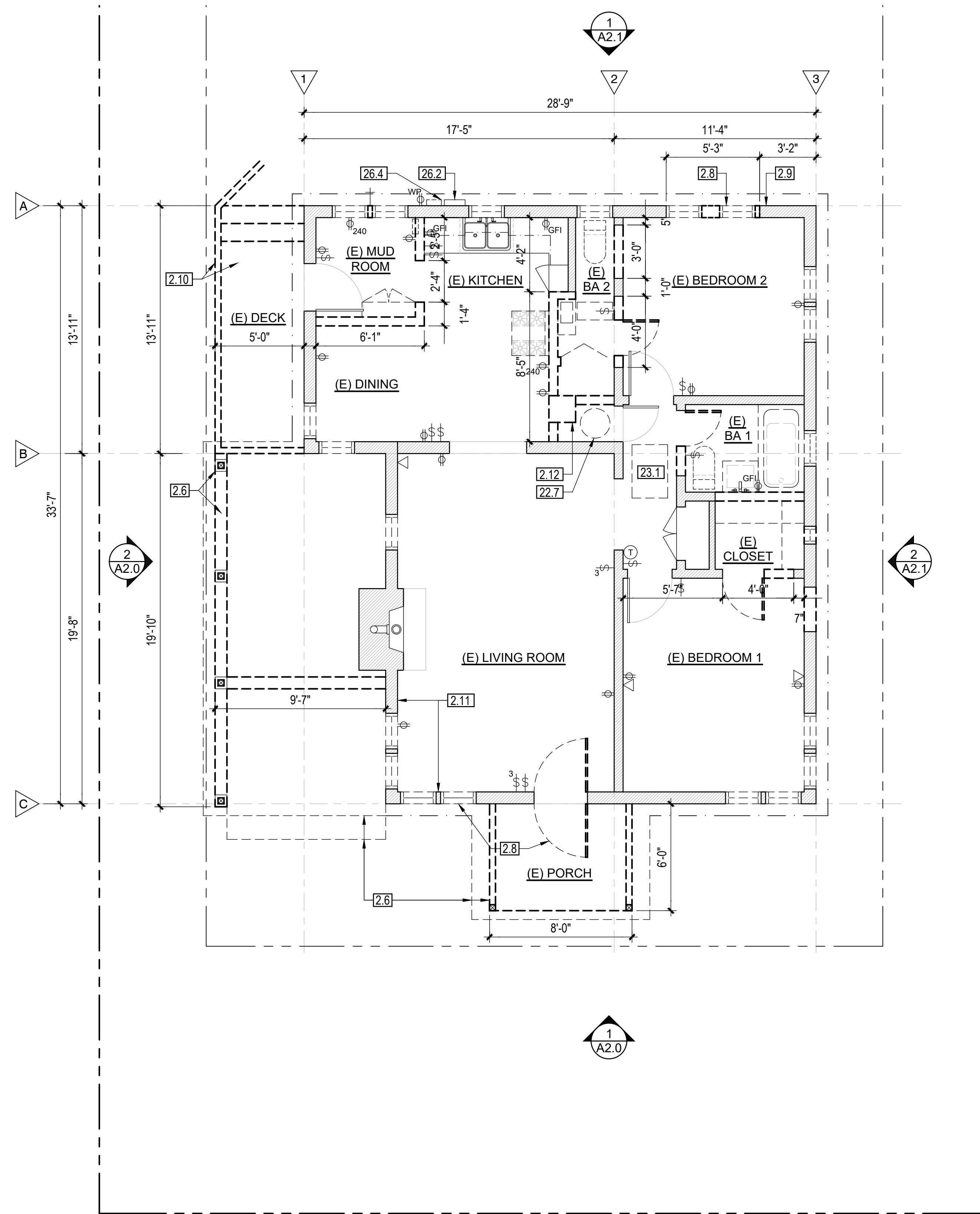
**GENERAL DEMO NOTES**

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



2. PROPOSED SFD FLOOR PLAN

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



1. EXISTING/DEMO SFD FLOOR PLAN

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





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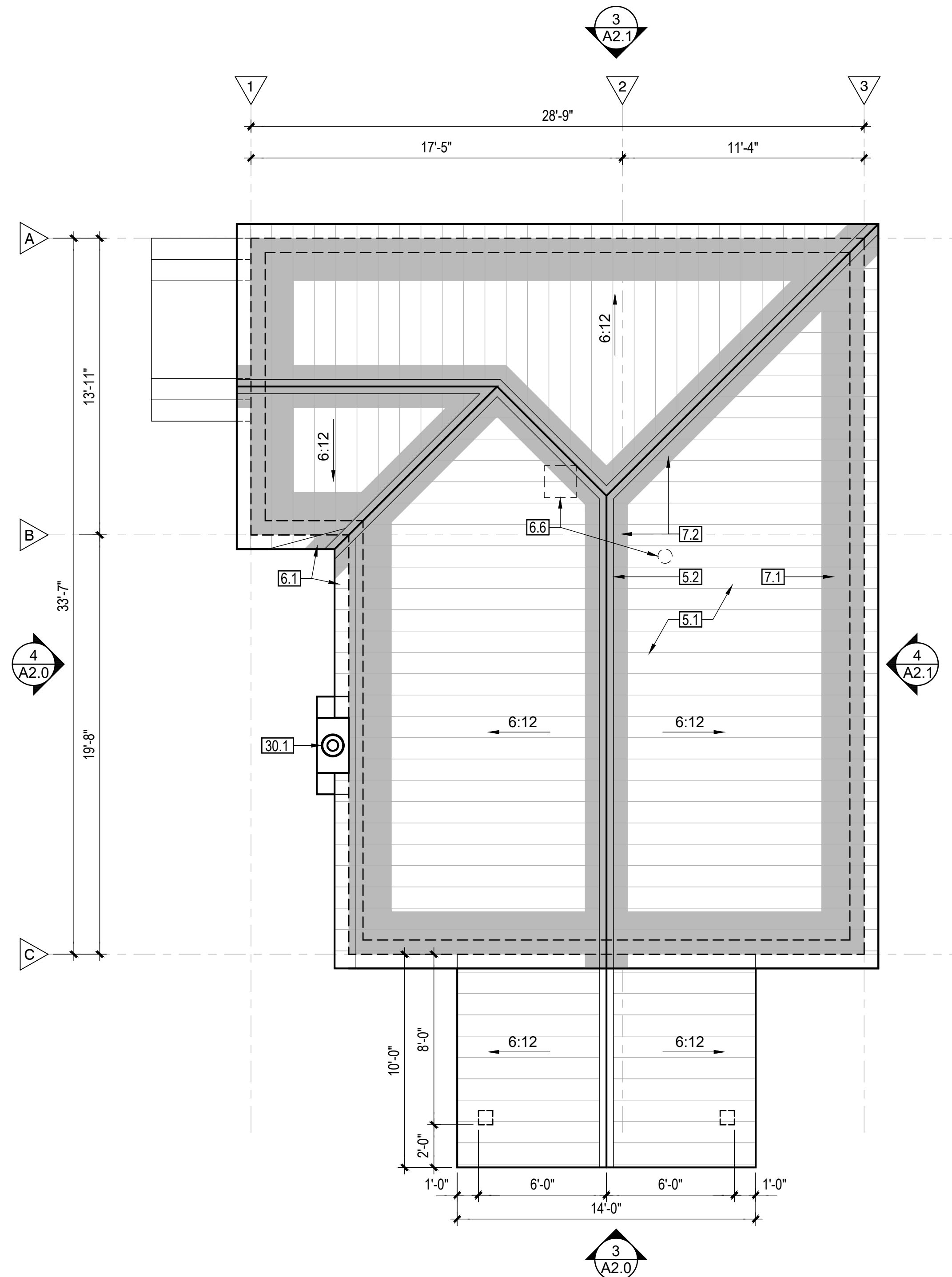
PROJECT NO 22\_029

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SHEET TITLE:

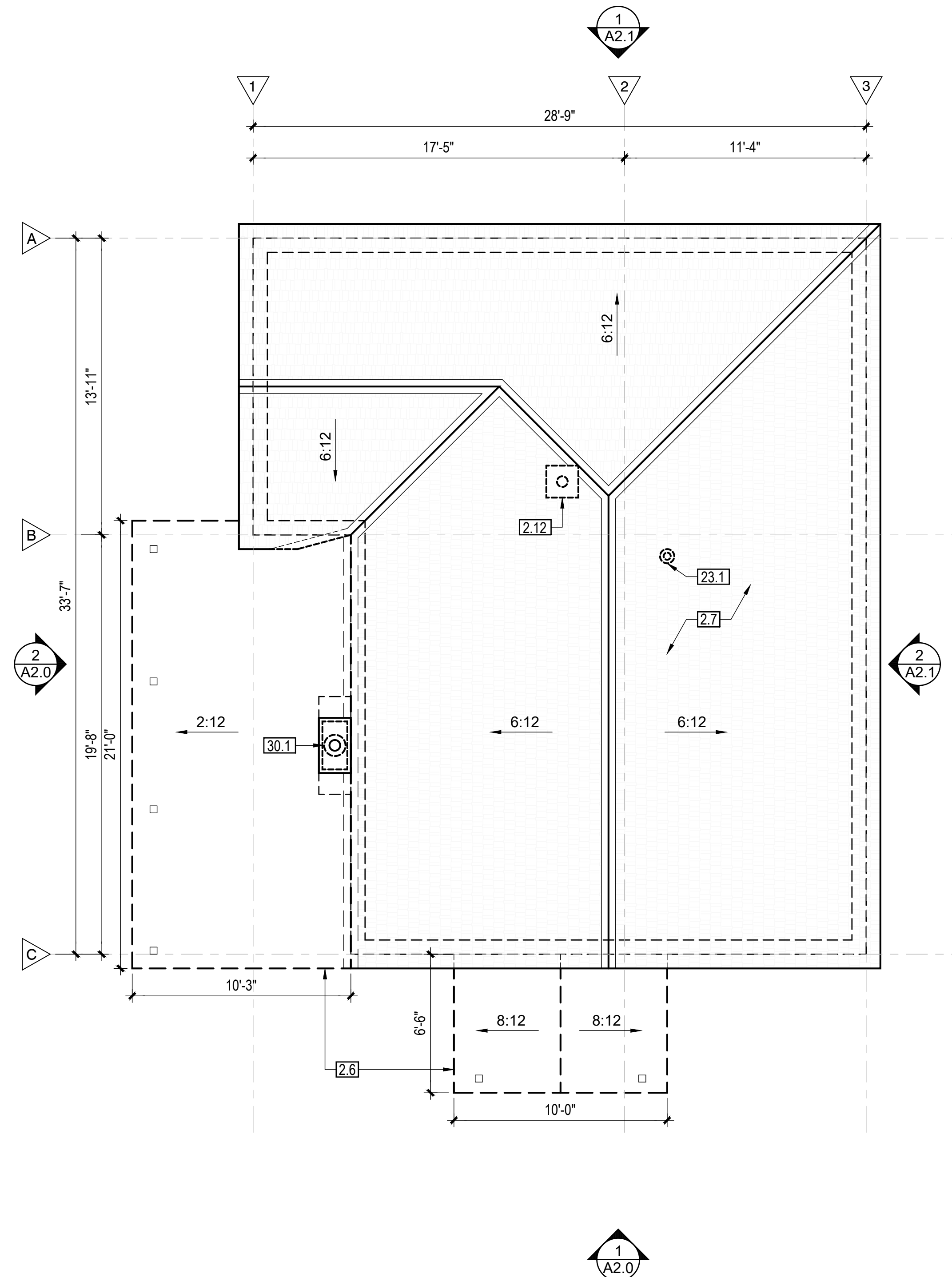
SFD ROOF PLANS

**A1.1**



2. PROPOSED SFD ROOF PLAN

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



1. EXISTING/DEMO SFD ROOF PLAN

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





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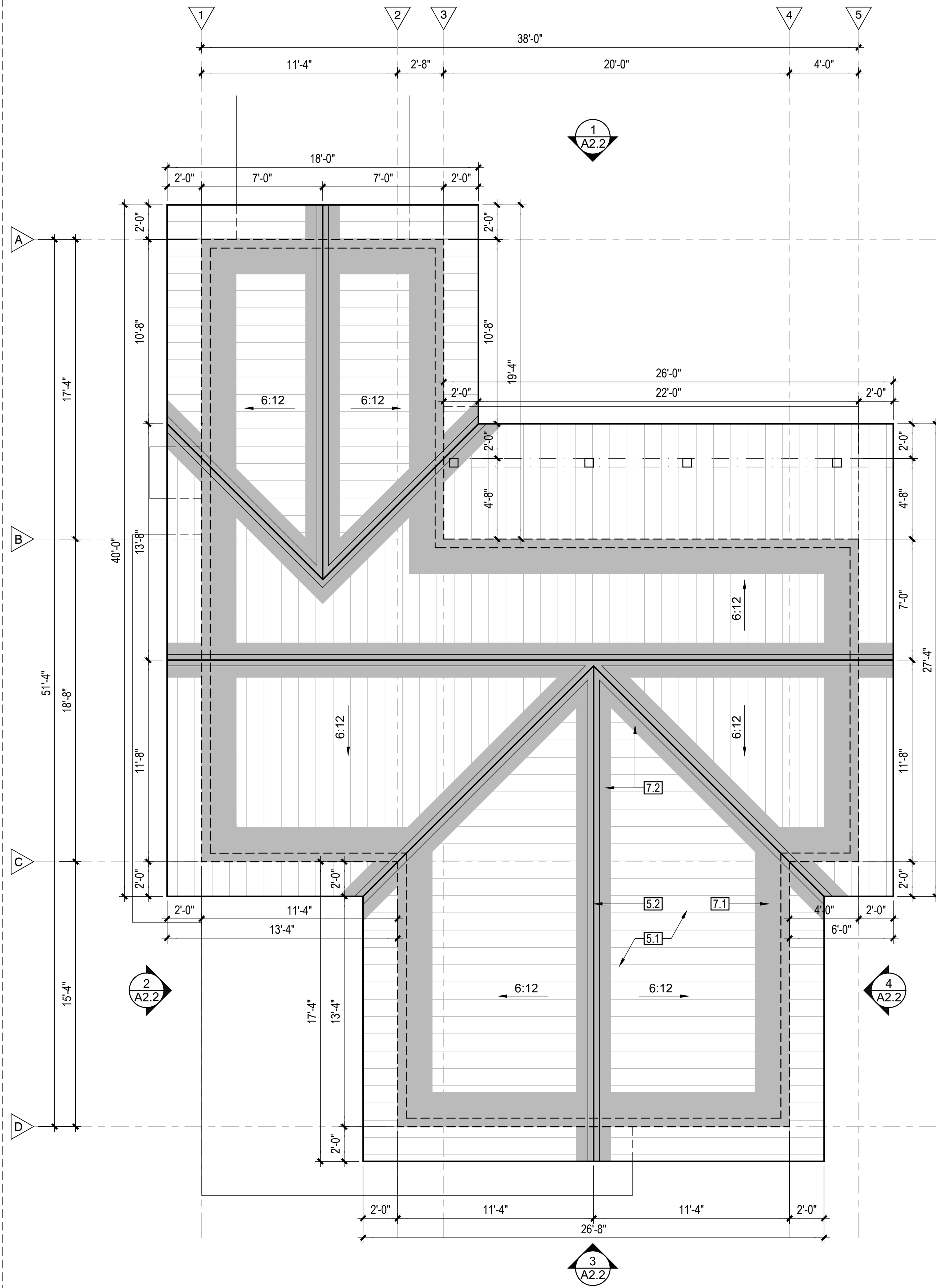
PROJECT NO 22\_029

# KRAMARCZYK REMODEL & ADU 314 N MOGOLLON ST

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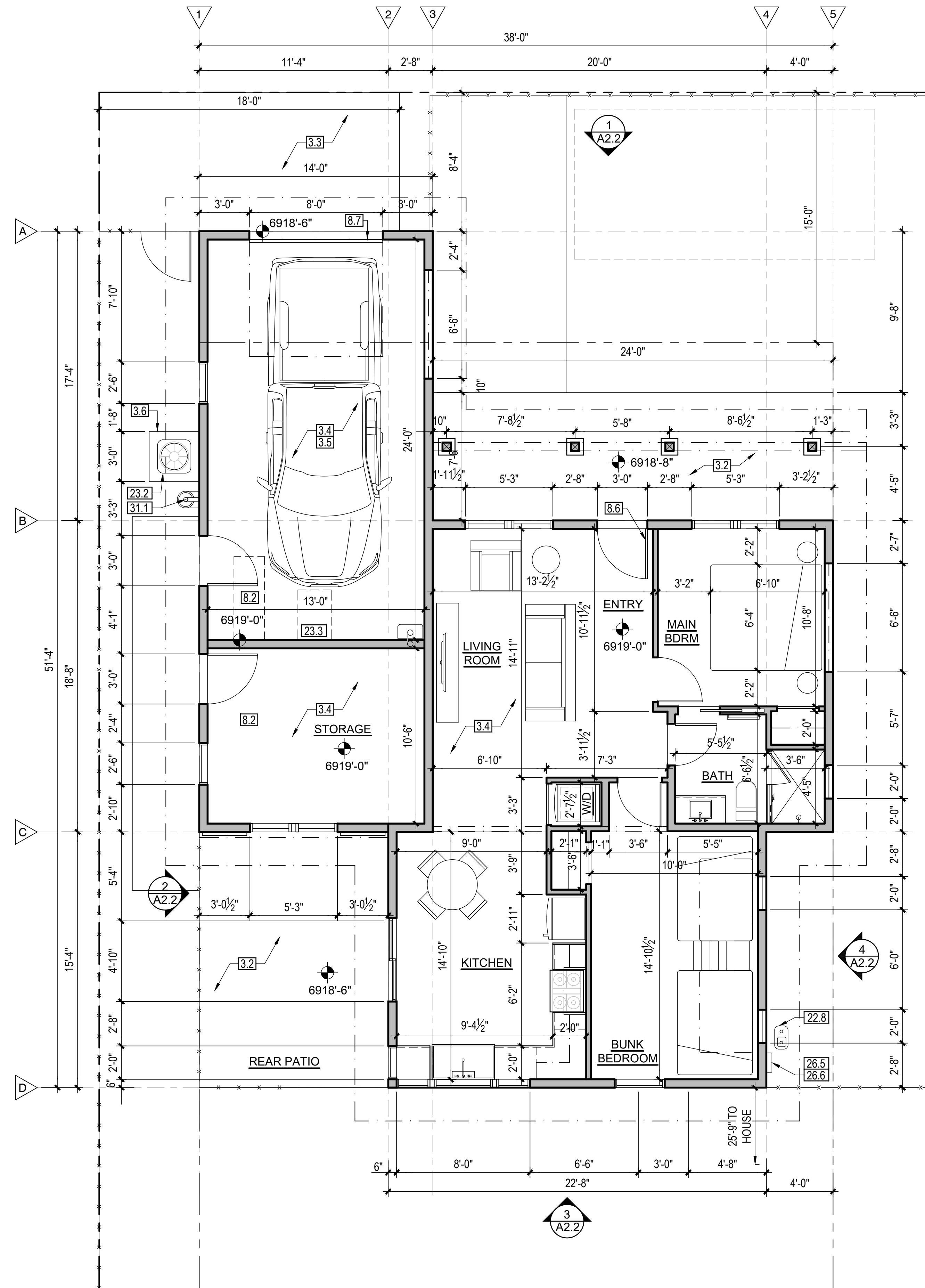
ADU FLOOR PLAN  
& ROOF PLAN

## A1.2



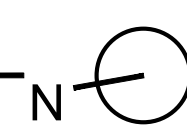
2. PROPOSED ADU ROOF PLAN

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



1. PROPOSED ADU FLOOR PLAN

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





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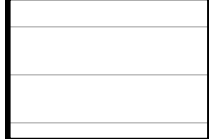

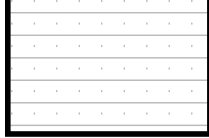

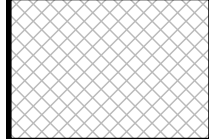


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314 N MOGOLLON ST**

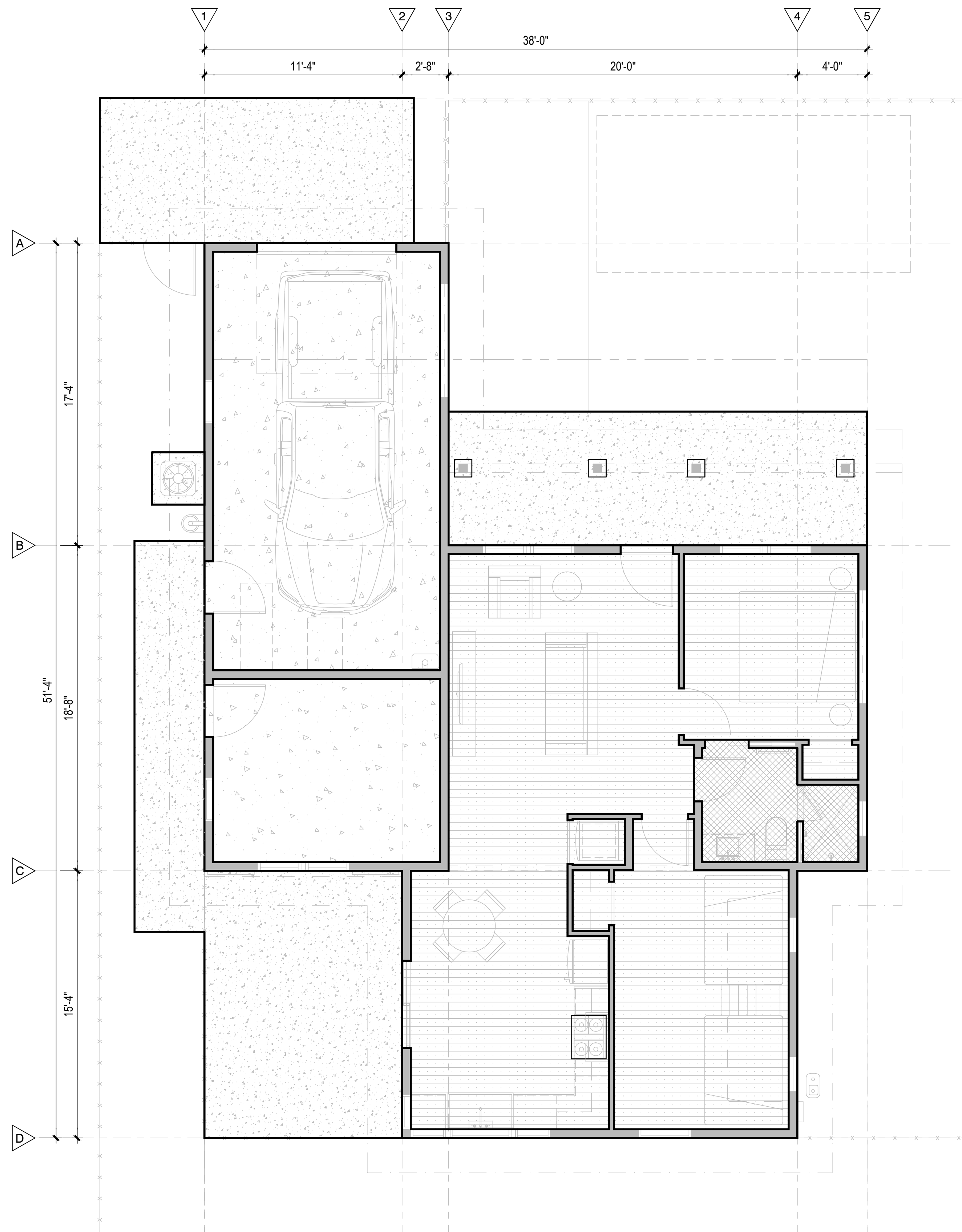
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FLOOR FINISH PLANS

**A1.3**

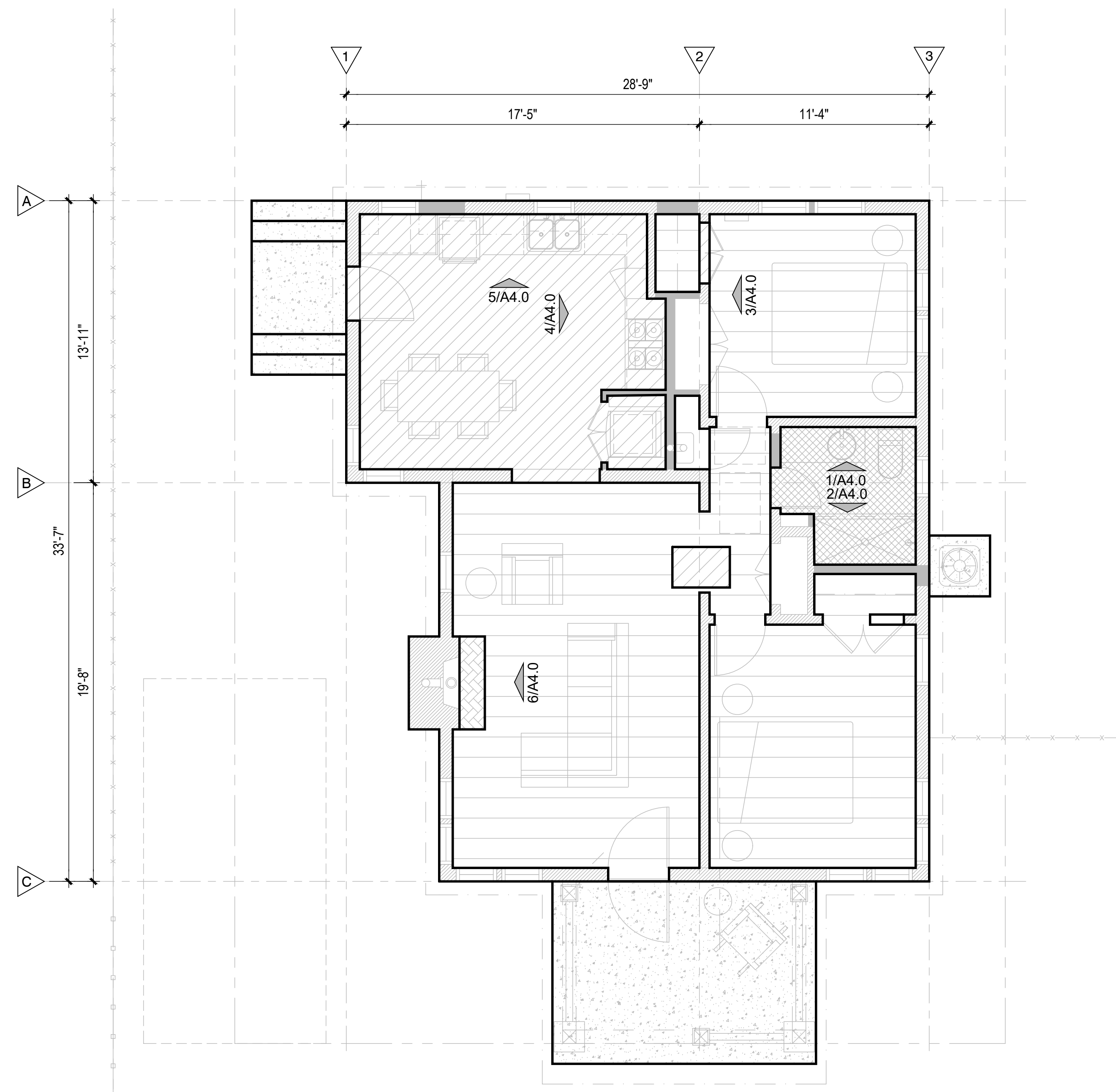
**FINISH PLAN LEGEND**

-  EXISTING WOOD FLOOR TO BE REFINISHED
-  NEW WOOD FLOOR TO MATCH SURROUNDING
-  NEW ENGINEERED WOOD FLOOR
-  SEALED & STAINED CONCRETE W/ SMOOTH FINISH. PROVIDE INTEGRAL STAIN AND CONTROL JOINTS.
-  1" BLACK PENNY CERAMIC TILE
-  CERAMIC TILE, TO MATCH & REPLACE EXISTING
-  CONCRETE W/ BROOM FINISH. PROVIDE INTEGRAL STAIN AND CONTROL JOINTS.



2. PROPOSED ADU FLOOR FINISH PLAN

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



1. PROPOSED SFD FLOOR FINISH PLAN

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





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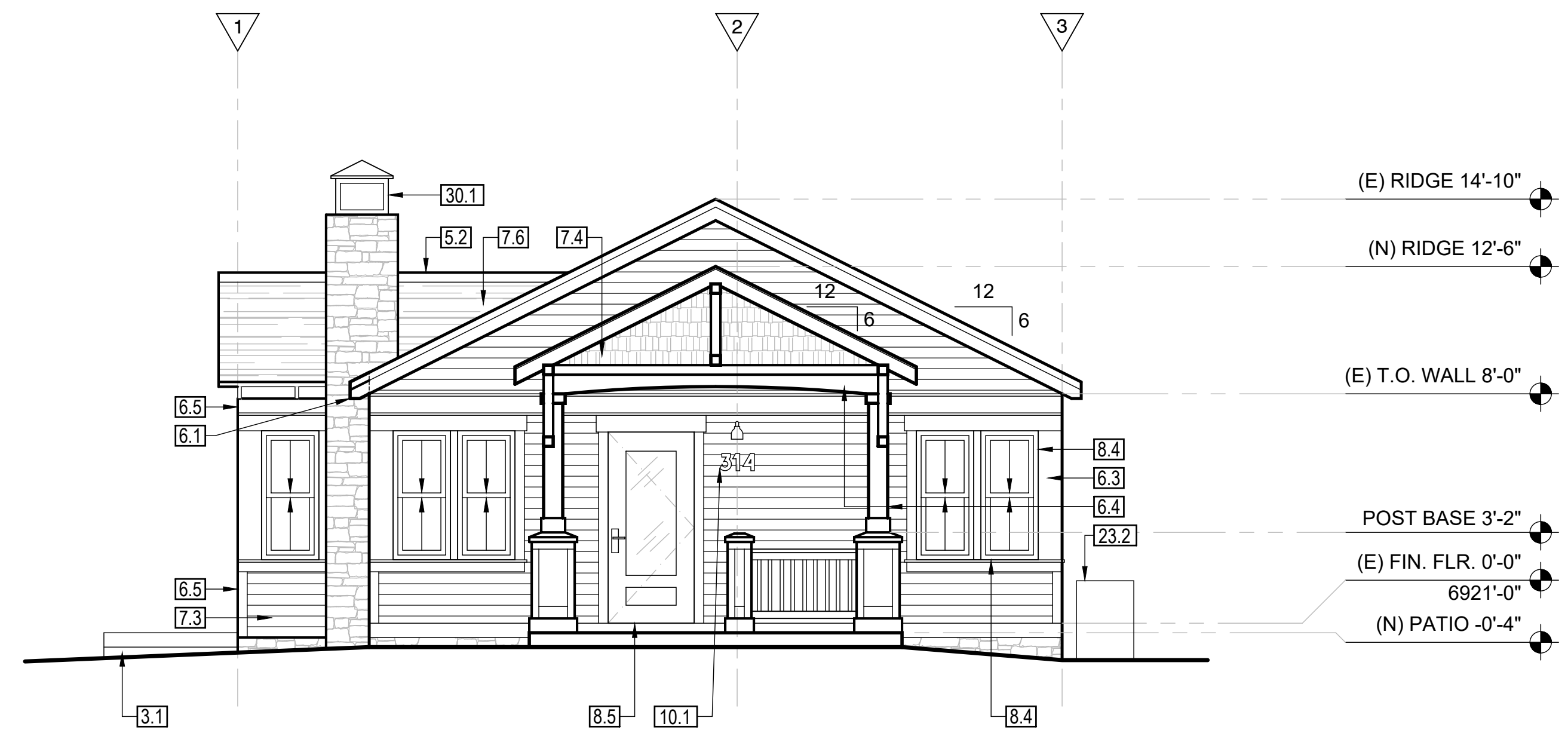
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314 N MOGOLLON ST**

SHEET TITLE:

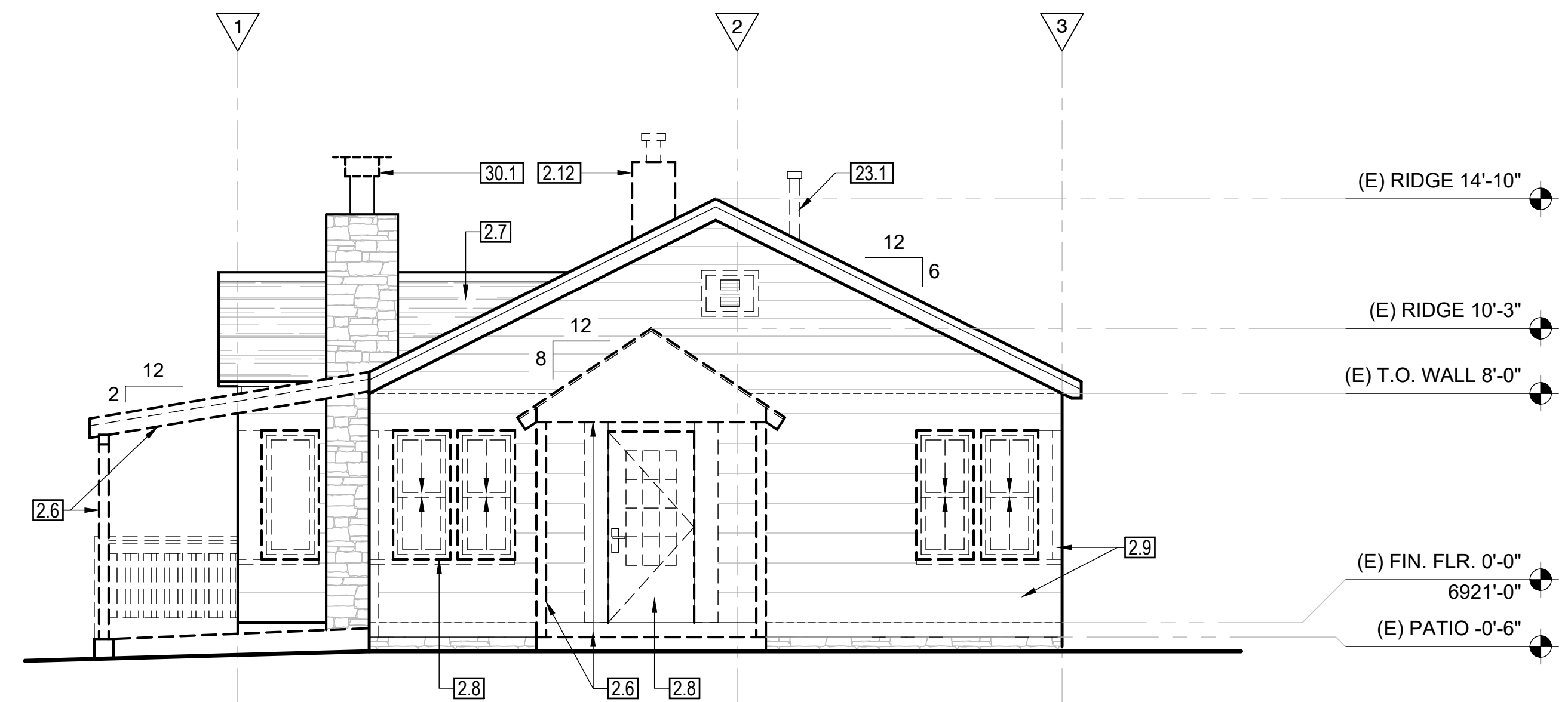
ELEVATIONS

**A2.0**



3. PROPOSED SFD FRONT (NORTHWEST) ELEVATION

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



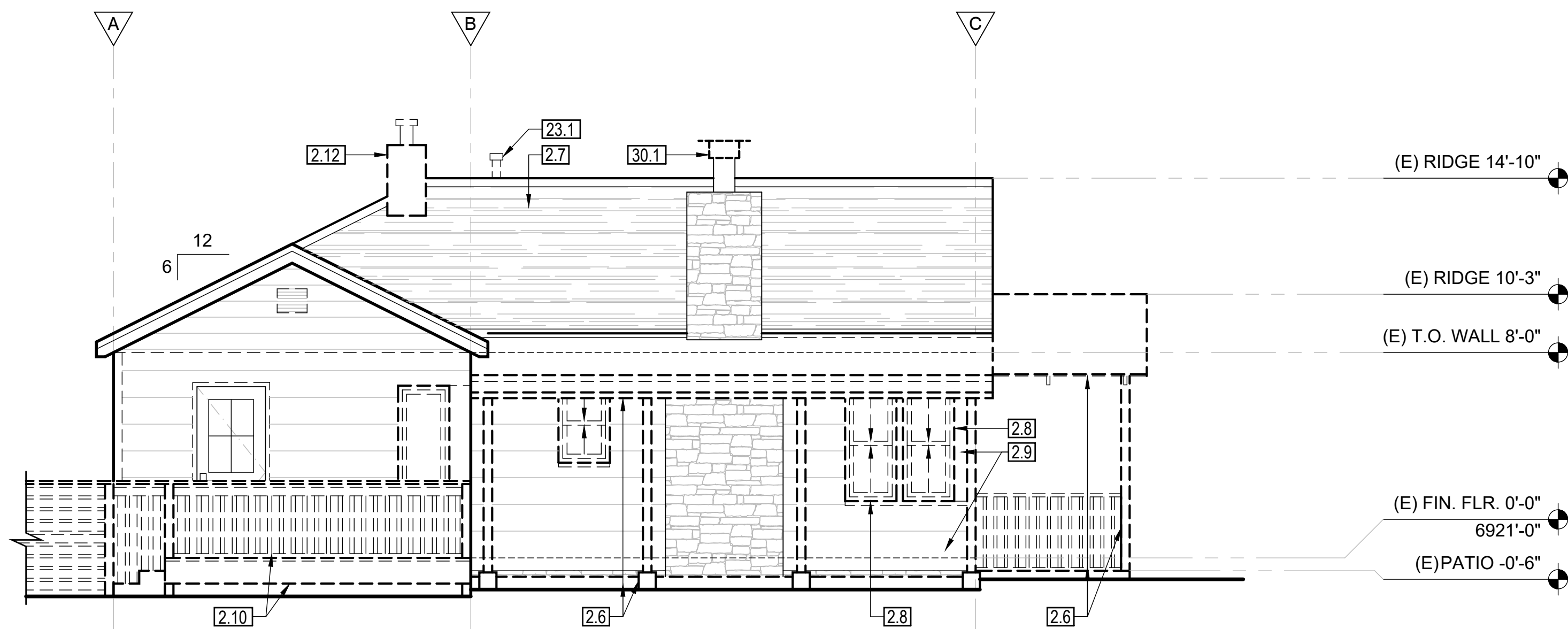
1. EXISTING/DEMO SFD FRONT (NORTHWEST) ELEVATION

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



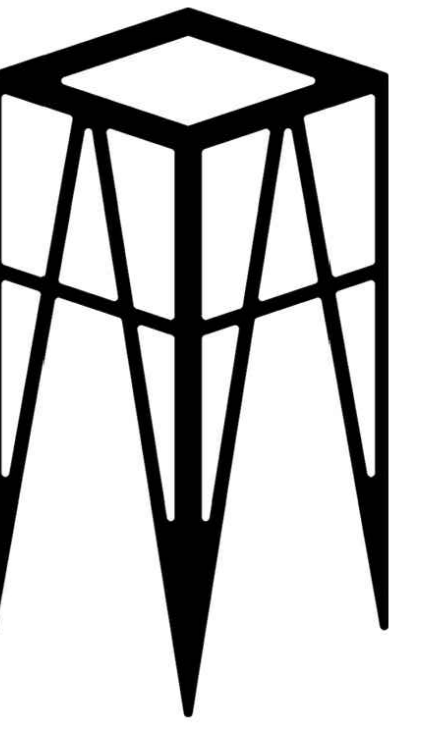
4. PROPOSED SFD SIDE (NORTHEAST) ELEVATION

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



2. EXISTING/DEMO SFD SIDE (NORTHEAST) ELEVATION

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



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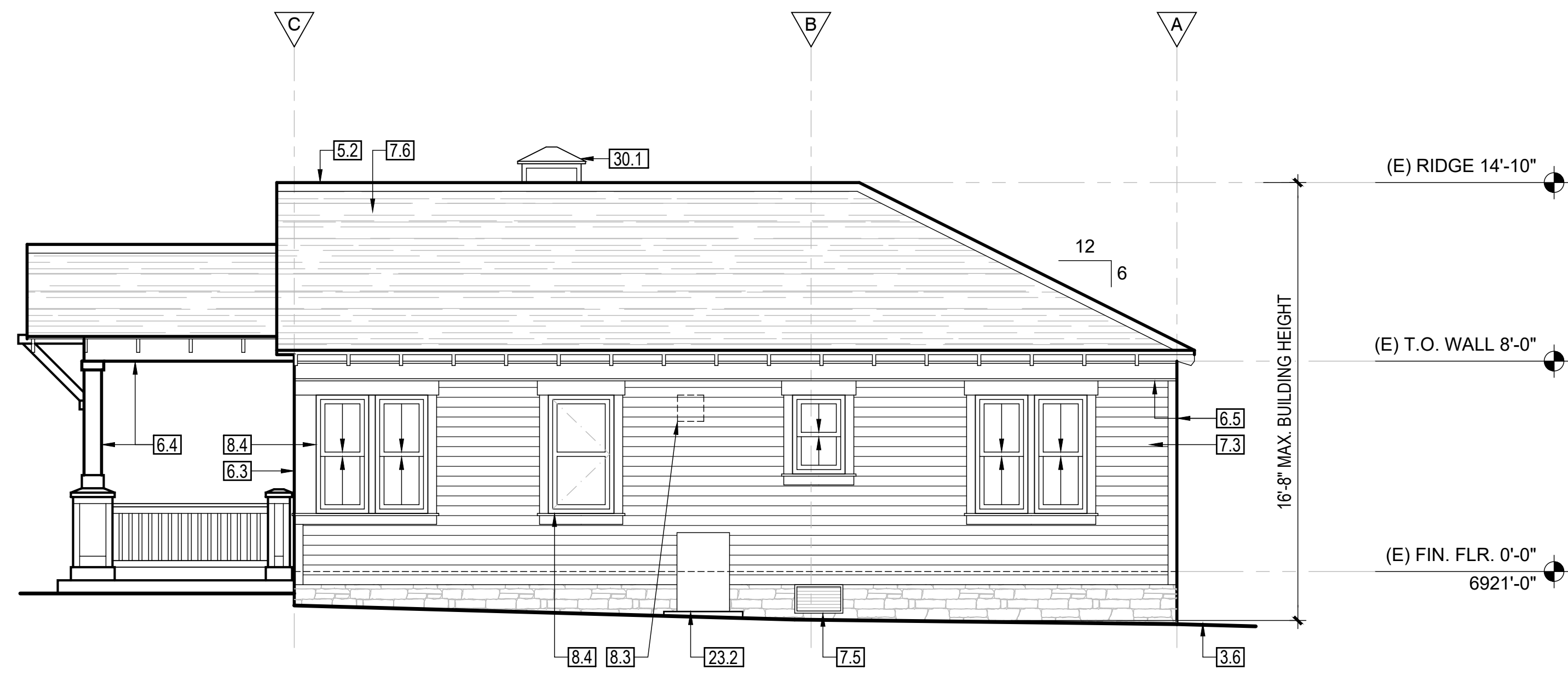
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SHEET TITLE:

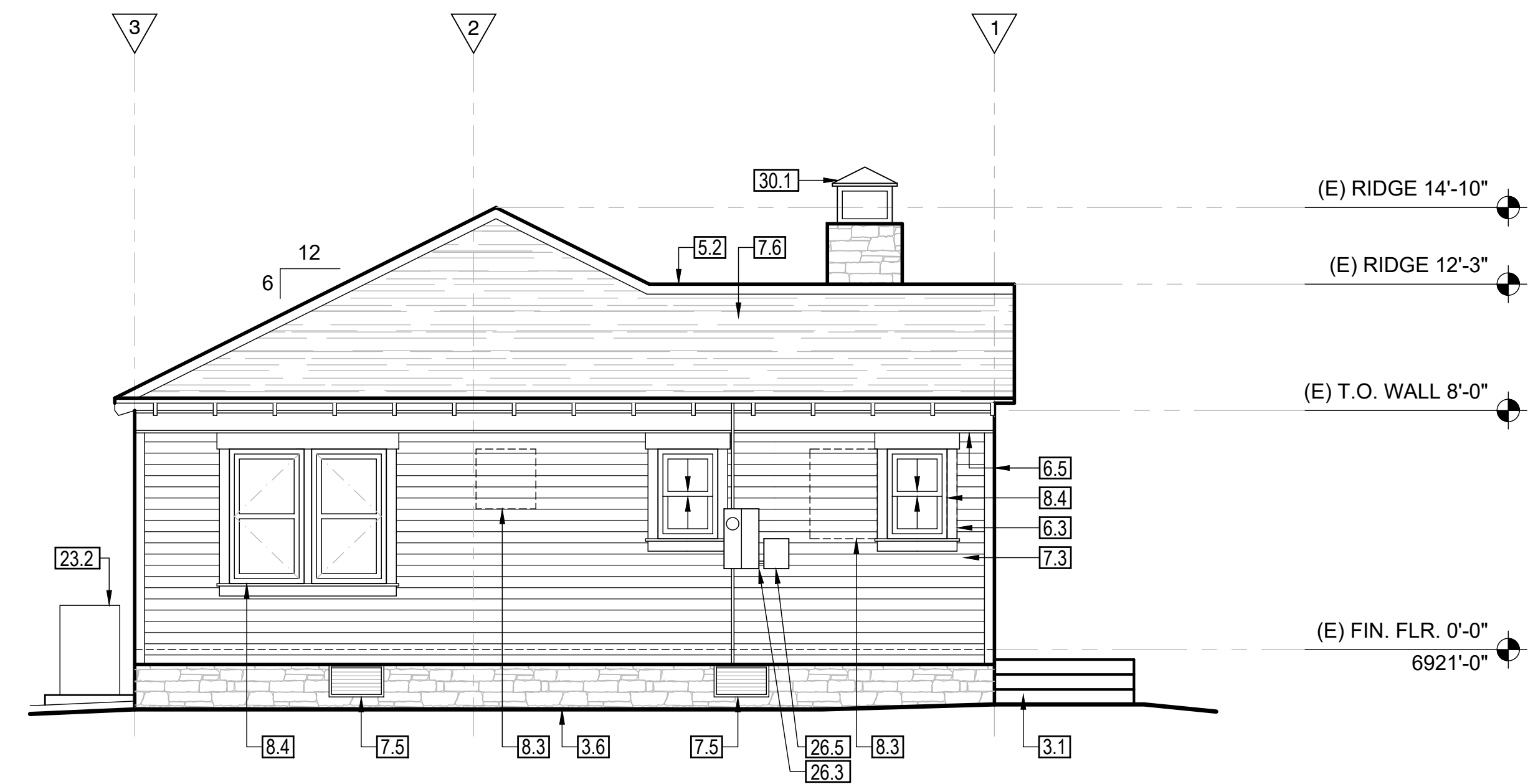
SFD ELEVATIONS

**A2.1**



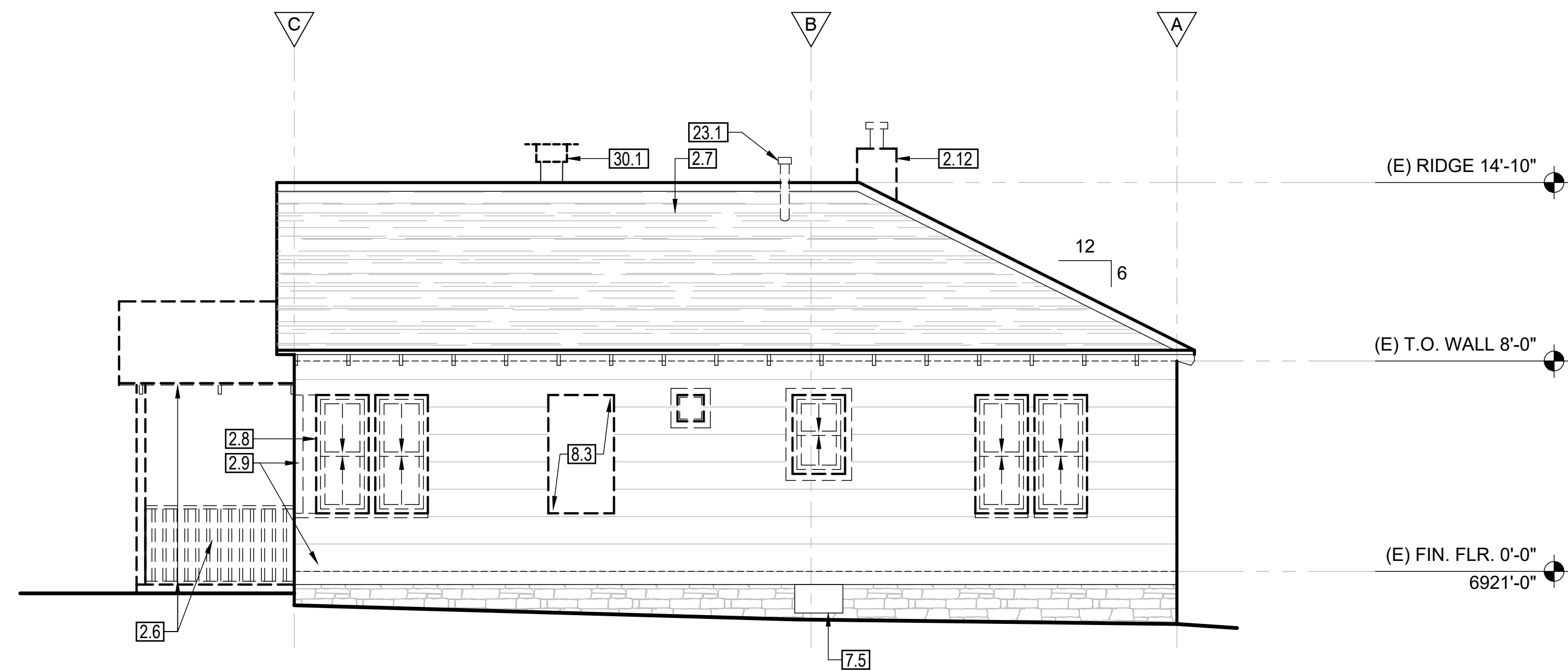
4. PROPOSED SFD SIDE (SOUTHWEST) ELEVATION

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



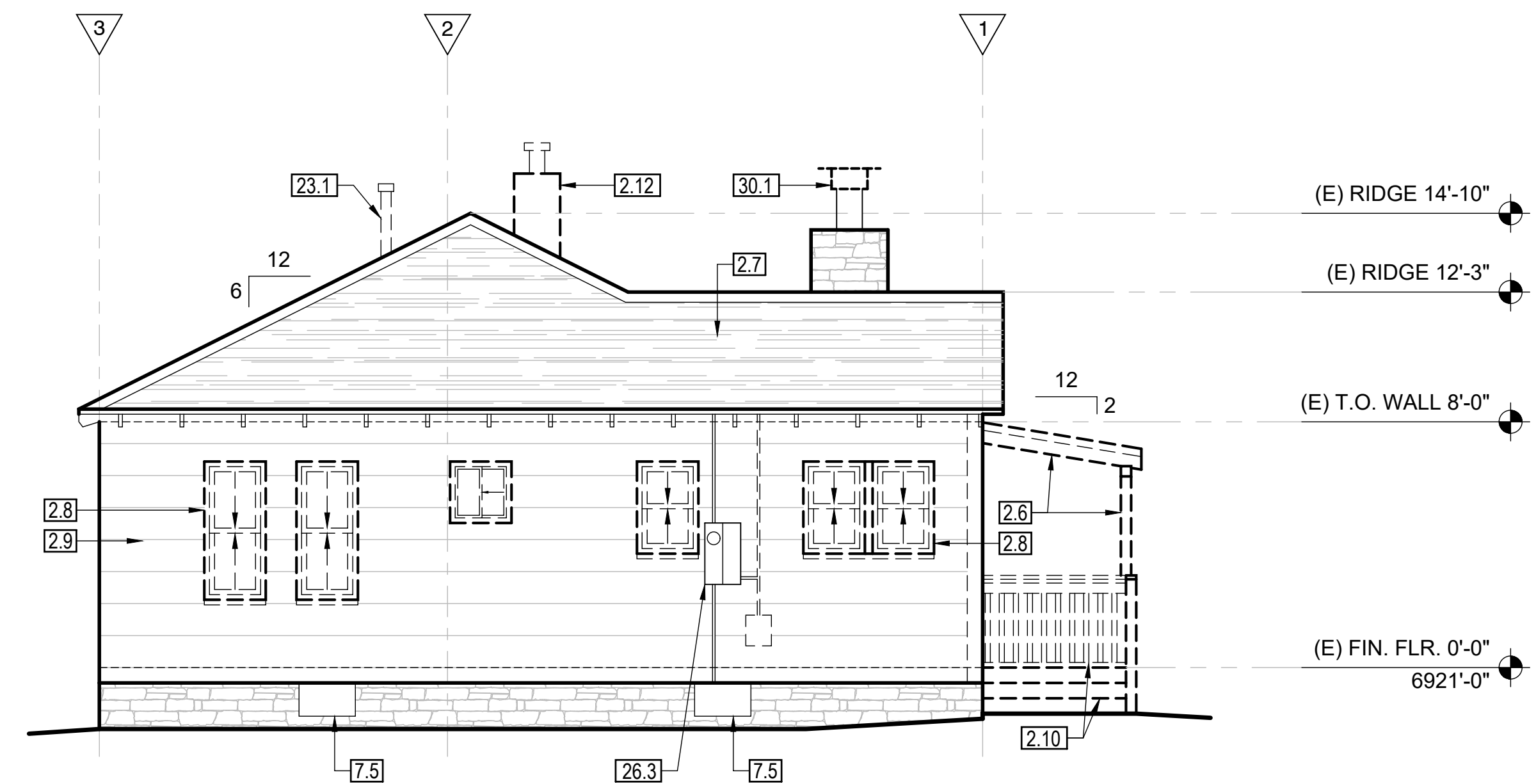
3. PROPOSED SFD REAR (SOUTHEAST) ELEVATION

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



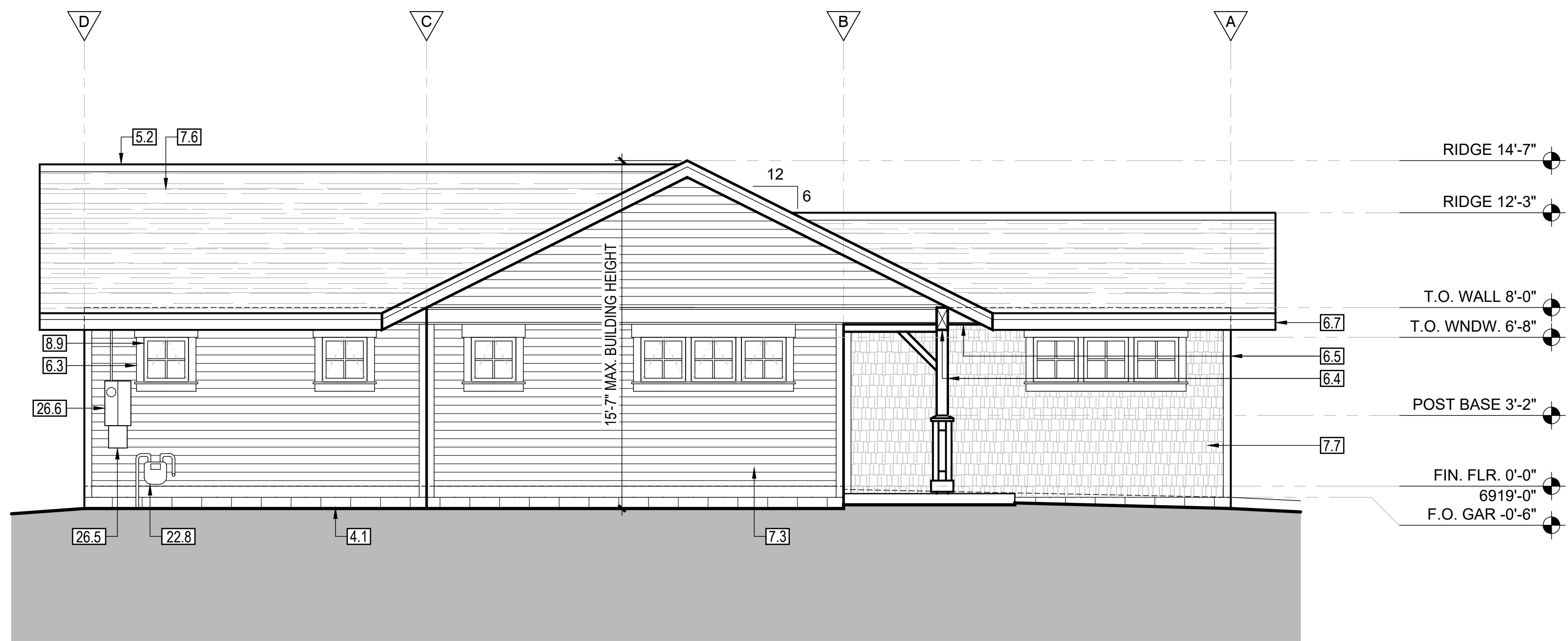
2. EXISTING/DEMO SFD SIDE (SOUTHWEST) ELEVATION

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

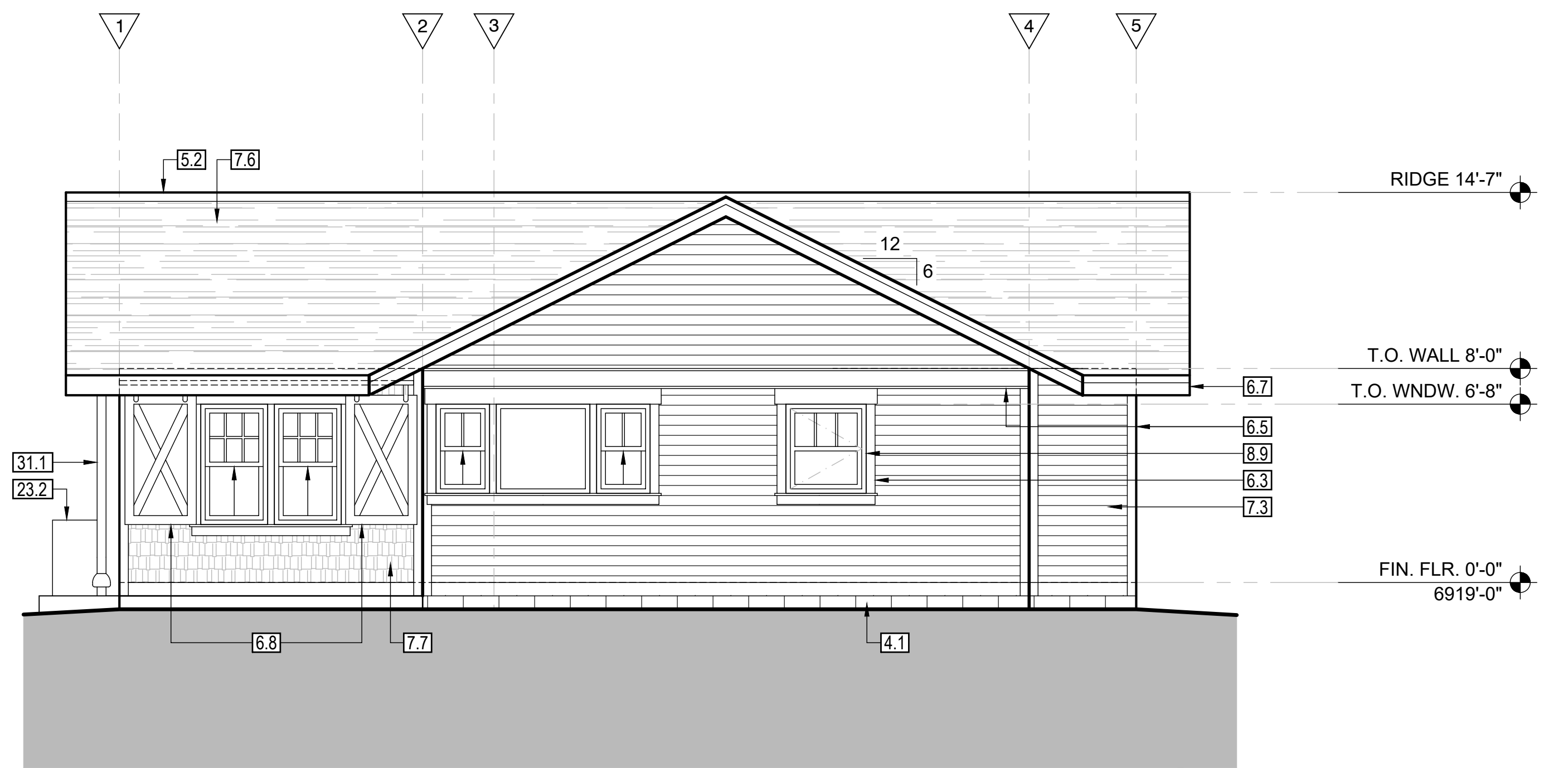


1. EXISTING/DEMO SFD REAR (SOUTHEAST) ELEVATION

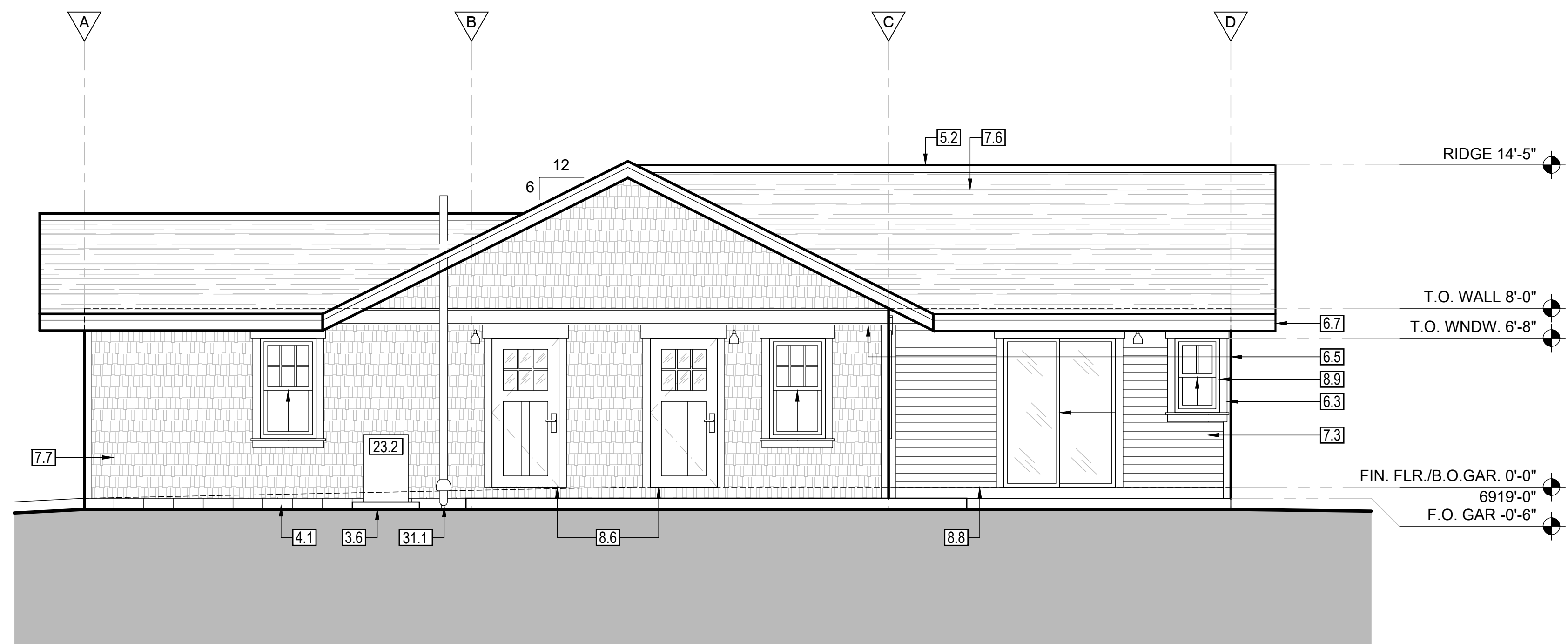
SCALE: 1/4" = 1'-0"



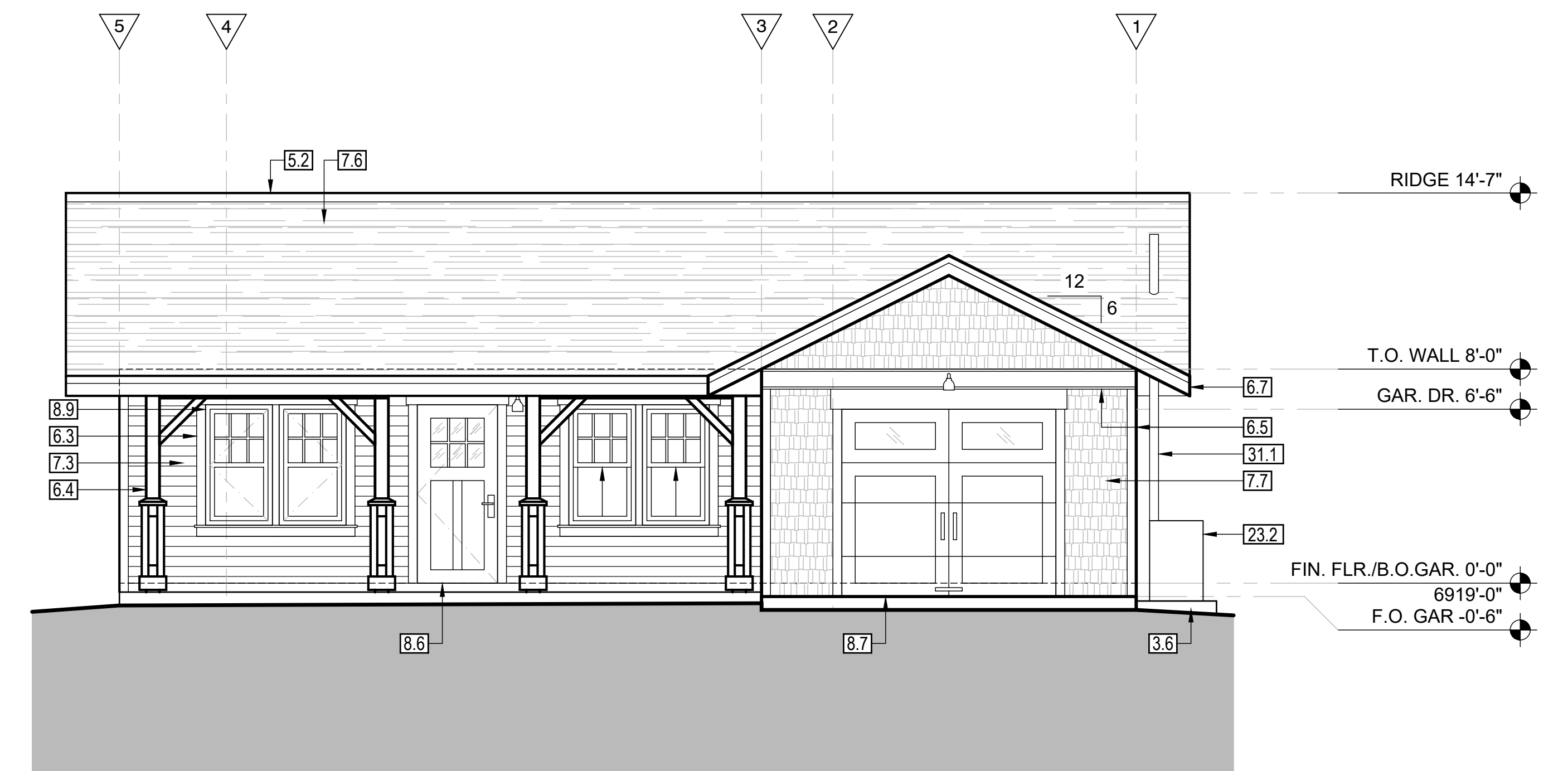
4. PROPOSED ADU SIDE (SOUTHWEST) ELEVATION  
SCALE: 1/4" = 1'-0"



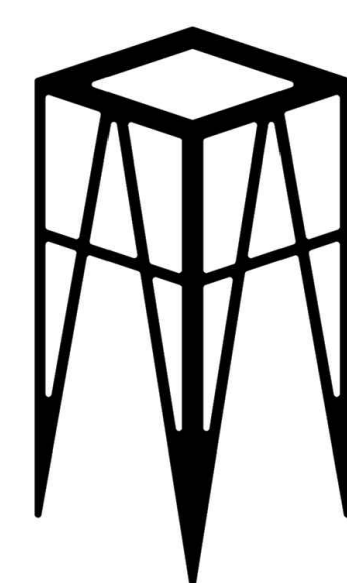
3. PROPOSED ADU REAR (NORTHWEST) ELEVATION  
SCALE: 1/4" = 1'-0"



2. PROPOSED ADU SIDE (NORTHEAST) ELEVATION  
SCALE: 1/4" = 1'-0"



1. PROPOSED ADU FRONT (SOUTHEAST) ELEVATION  
SCALE: 1/4" = 1'-0"



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304 S. ELDEN STREET STE 3  
FLAGSTAFF, ARIZONA 86001

# KRAMARCZYK REMODEL & ADU 314 N MOGOLLON ST



APN : 100-07-009	
DESCRIPTION	DATE
HPC SUBMITTAL	03-28-2023
SCHEMATIC DESIGN 2.5	03-27-2023
SCHEMATIC DESIGN 2.4	03-08-2023
SCHEMATIC DESIGN 2.3	03-02-2023
SCHEMATIC DESIGN 2.2	02-23-2023
SCHEMATIC DESIGN 2.1	02-20-2023
SCHEMATIC DESIGN 2.0	02-04-2023
SCHEMATIC DESIGN 1.2	01-16-2023
SCHEMATIC DESIGN 1.1	01-03-2023
SCHEMATIC DESIGN 1.0	12-09-2022
PROJECT NO 22_029	

SHEET TITLE:  
ADU ELEVATIONS

# A2.2



APN : 100-07-009

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SCHEMATIC DESIGN 1.0	12-09-2022

DESCRIPTION DATE

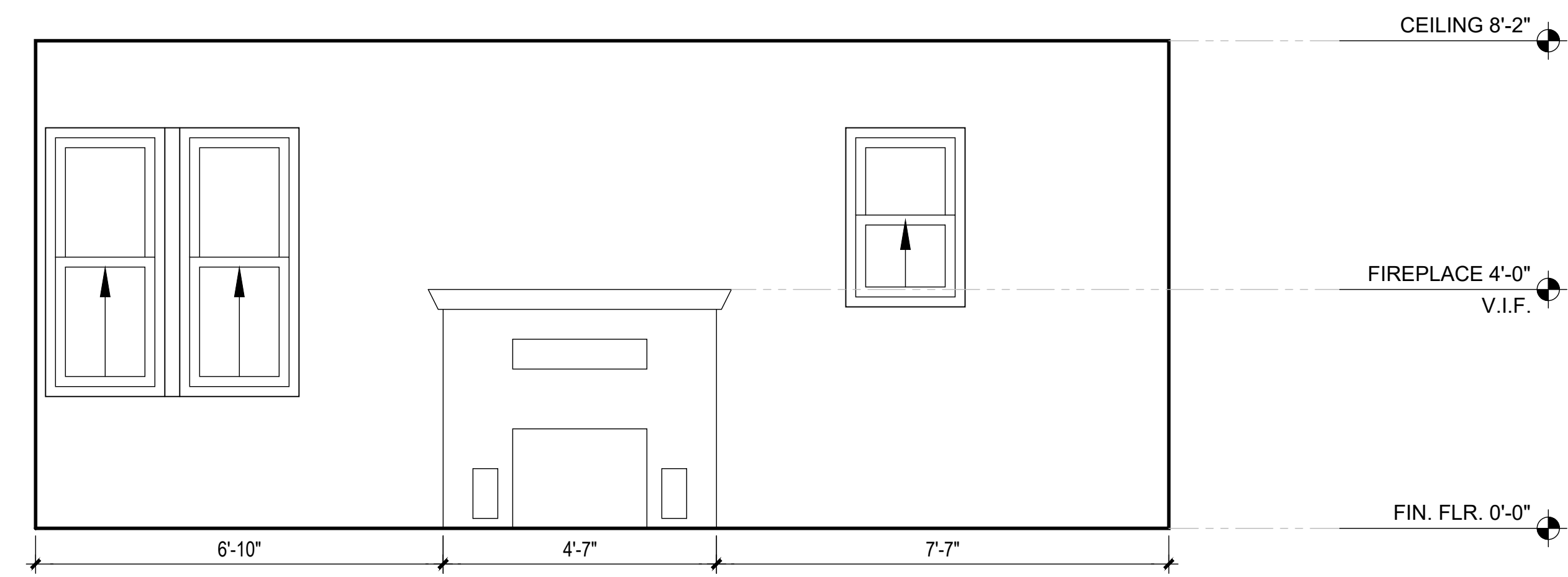
PROJECT NO 22\_029

**KRAMARCZYK  
REMODEL & ADU  
314 N MOGOLLON ST**

SHEET TITLE:

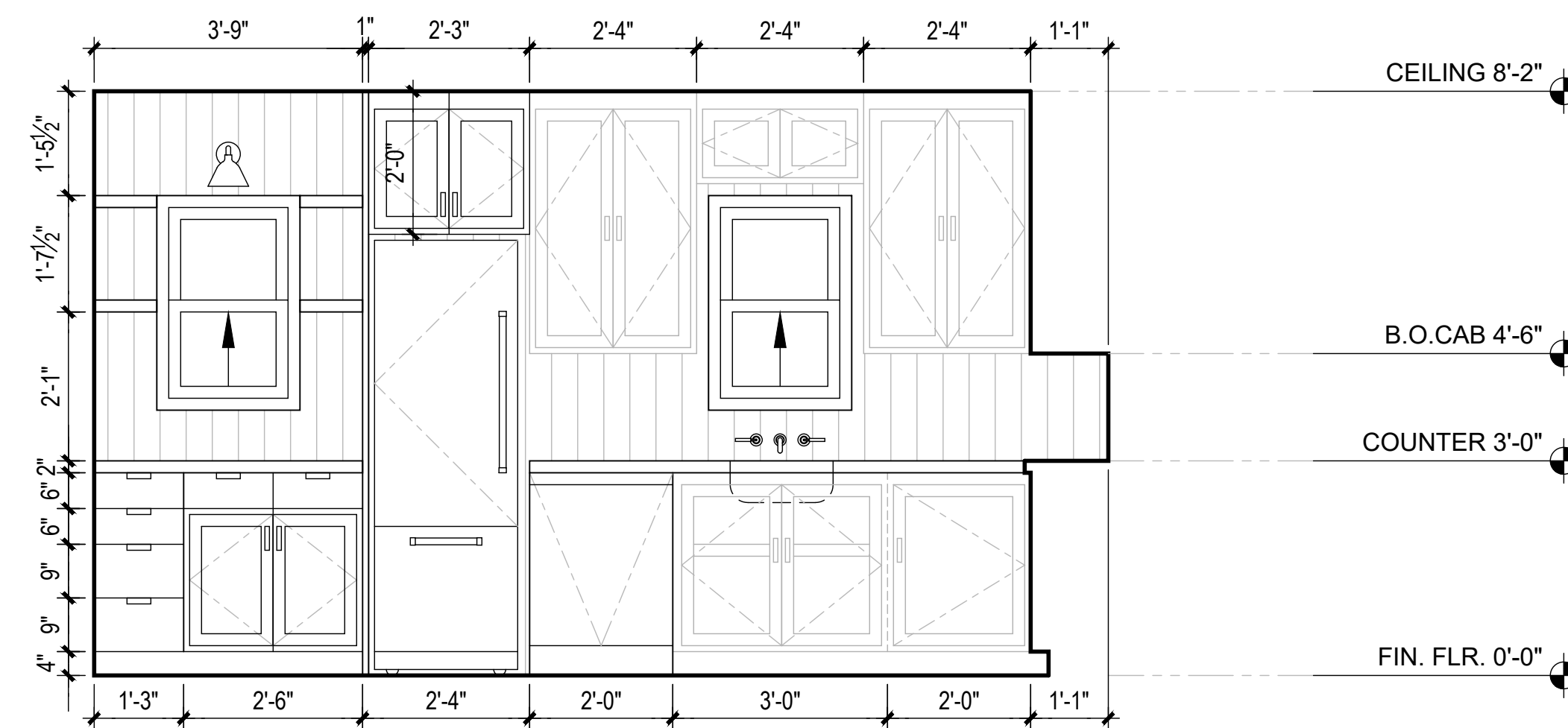
PROPOSED SFD  
INTERIOR ELEVATIONS

**A4.0**



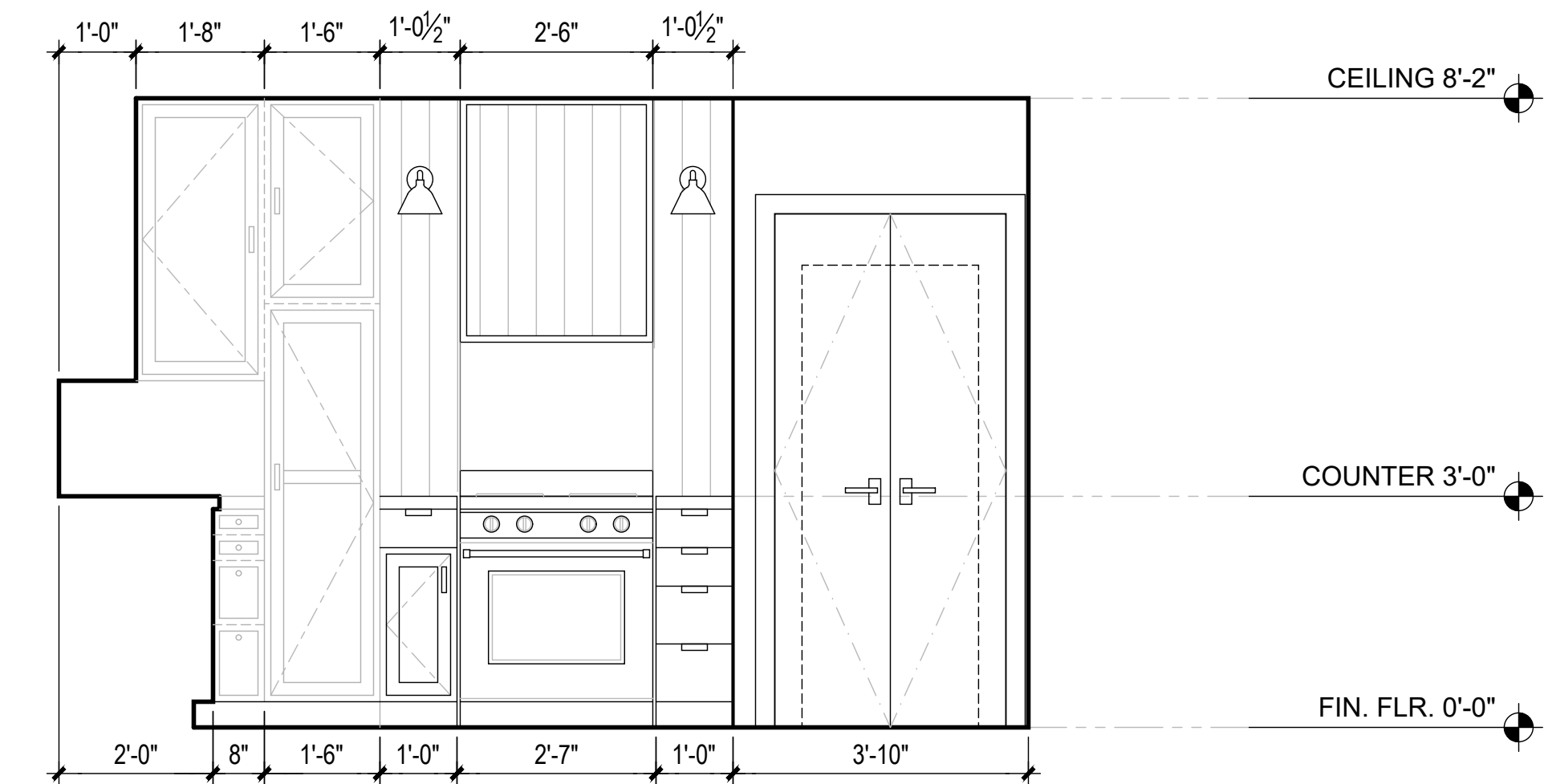
6. INTERIOR ELEVATION AT LIVING ROOM

SCALE: 1/2" = 1'-0"



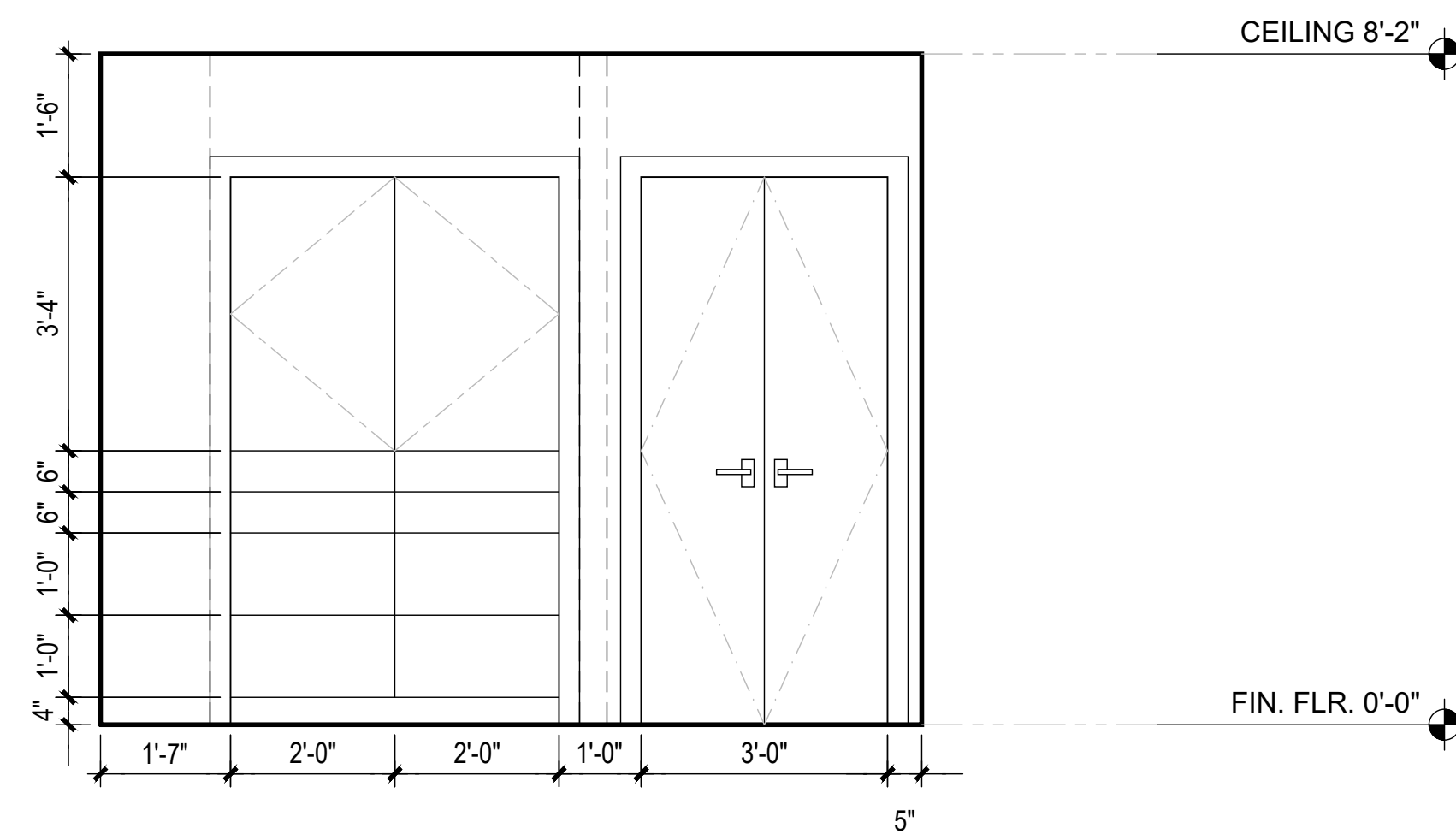
5. INTERIOR ELEVATION AT KITCHEN

SCALE: 1/2" = 1'-0"



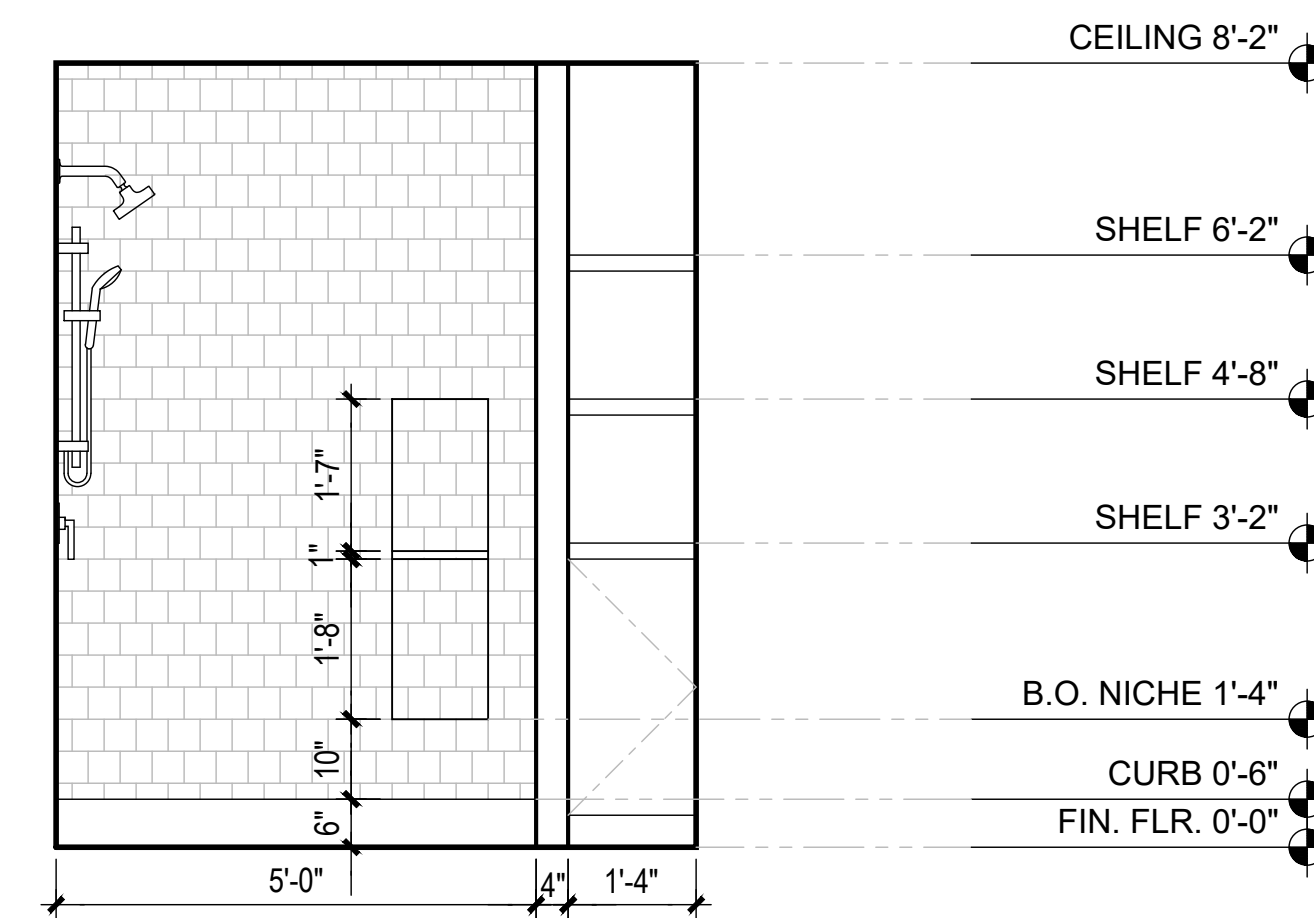
4. INTERIOR ELEVATION AT KITCHEN

SCALE: 1/2" = 1'-0"



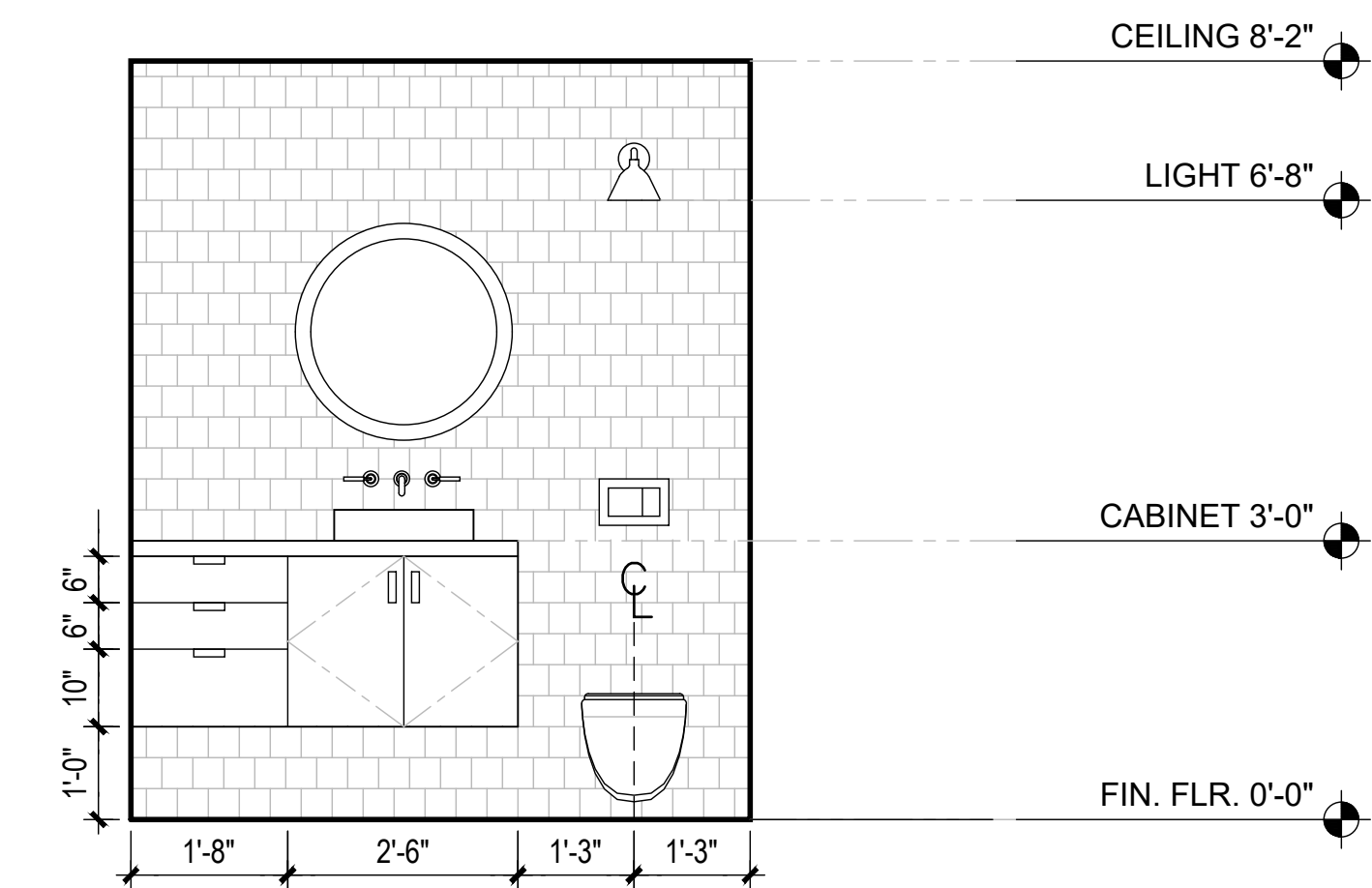
3. INTERIOR ELEVATION AT BEDROOM 2 CLOSET

SCALE: 1/2" = 1'-0"



2. INTERIOR ELEVATION AT BATHROOM

SCALE: 1/2" = 1'-0"



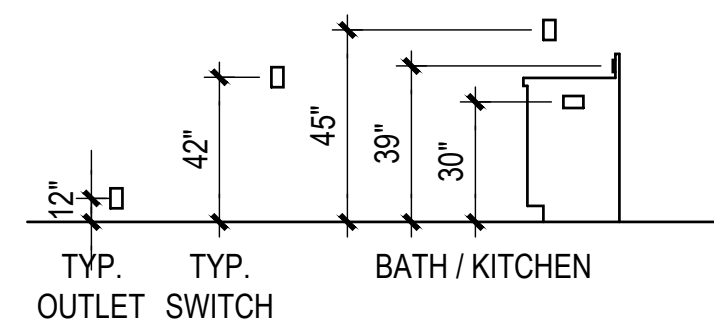
1. INTERIOR ELEVATION AT BATHROOM

SCALE: 1/2" = 1'-0"

## SYMBOL LEGEND

○	RECESSED 4" LED CAN LIGHT	⊗	EXHAUST FAN, MIN 5 AIR CHANGES/HR, SHALL EXTEND TO THE OUTSIDE, 3' FROM FRESH AIR INLETS PER 2012 IRC M1804.2.6
◇	PENDANT FIXTURE	⊗	CARBON MONOXIDE DETECTOR, 110V, HARD WIRED W/ BATTERY BACK UP PER IRC R314
⊕	DECORATIVE CHANDELIER	⊗	SMOKE DETECTOR, 110V, HARD WIRED W/ BATTERY BACK UP PER IRC R314
○	WALL SCONCE	⊗	THERMOSTAT
⊕	LIT VANITY	⊗	GARBAGE DISPOSAL
⊕	MOTION LIGHT	▽	COAX DATA / CABLE / PHONE OUTLET
⊕	MOUNTED FIXTURE	<b>OUTLETS (AFCI PER GENERAL ELEC. NOTE 2)</b>	
⊕	SURFACE MOUNTED CEILING FIXTURE	R	INDICATES RELOCATED
⊕	CEILING FAN WITH LIGHT KIT	E	INDICATES EXISTING TO REMAIN
⊕	SURFACE MTD LED PANEL FIXTURE	WP	INDICATES WATERPROOF FIXTURE, GFCI PROTECTED
⊕	GARAGE DOOR OPENER	EV	INDICATES FUTURE ELEC. VEHICLE SUPPLY EQUIP. (SEE GENERAL ELECTRICAL NOTES)
⊕	MULTI-LIGHT STRIP	⊕	DUPLEX OUTLET
---	LED STRIP LIGHTING W/ THUMB SWITCH	⊕	DUPLEX OUTLET GFCI
⊕	ELECTRICAL CIRCUIT	⊕	DEDICATED APPLIANCE OUTLET
(E)	EXISTING TO REMAIN	⊕	DEDICATED APPLIANCE GFCI OUTLET
T	INDICATES TIMER	⊕	DUPLEX OUTLET, RECESSED IN FLOOR
D	INDICATES DIMMER	⊕	DUPLEX OUTLET, RECESSED IN CEILING
OS	INDICATES OCCUPANT SENSOR	⊕	FOURPLEX OUTLET
3	INDICATES 3-WAY	⊕	HALF-HOT DUPLEX OUTLET ON SWITCH
4	INDICATES 4-WAY	⊕	JUNCTION BOX
R	INDICATES RELOCATED		
E	INDICATES EXISTING TO REMAIN		

## SWITCH/OUTLET REQ'S



### NOTES:

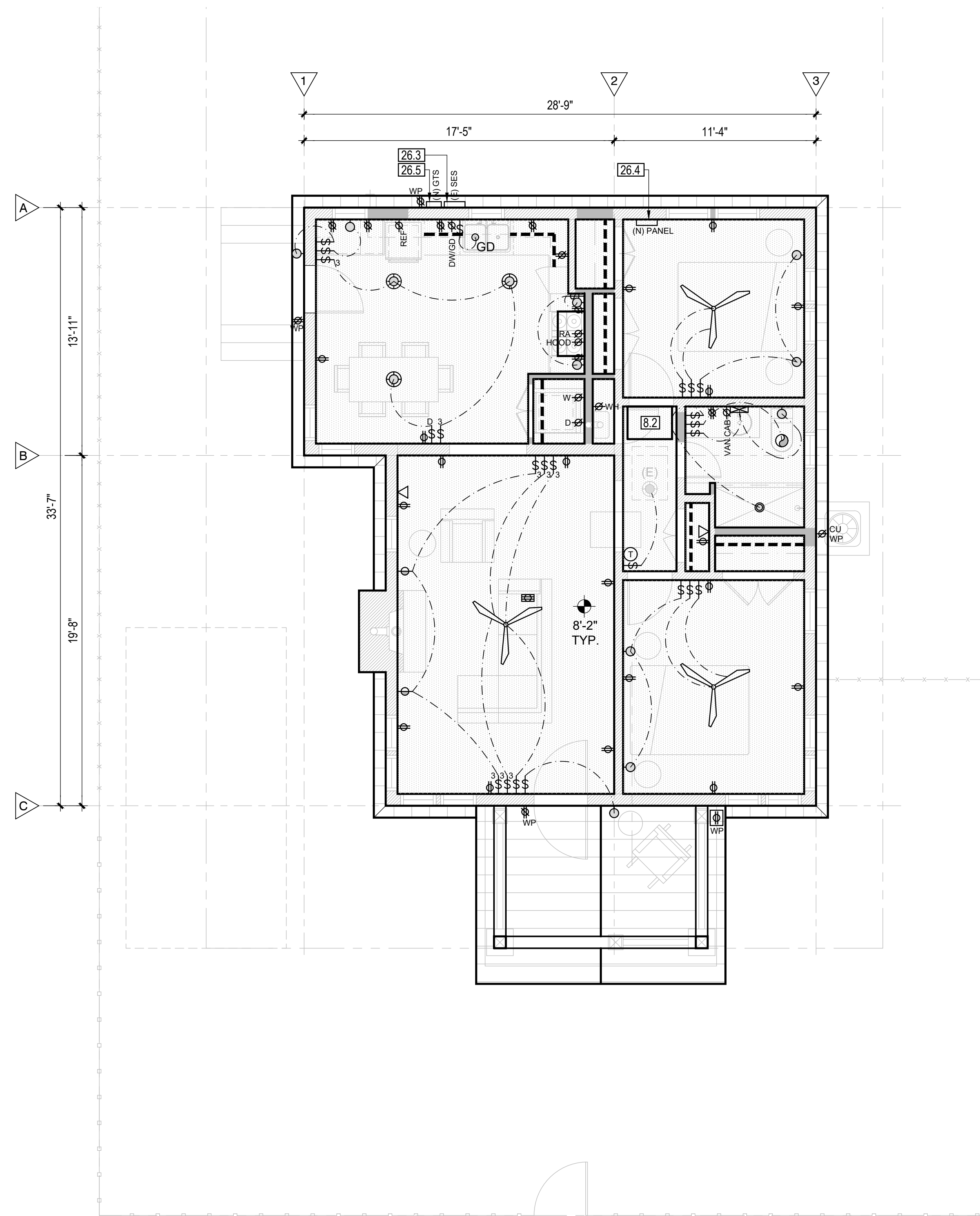
1. MOUNT ALL LIGHT/CONTROL SWITCHES/DIMMERS AT 42" A.F.F. TO C OF THE CONTROL, U.O.N.
2. VERIFY LAYOUT WITH LOCAL CODES/NEC AND JOB SITE CONDITIONS
3. VERIFY LOCATIONS DO NOT REQUIRE NOTCHING TRIM, BACKSPLASHES, OR OTHER FINISH WORK

## FINISH LEGEND

	EXPOSED RAFTER TAILS
	GYPSUM BOARD
	VENTILATED COMPOSITE SOFFIT BOAR

## GENERAL ELECTRICAL/LIGHTING NOTES

1. CONTRACTOR SHALL VERIFY LOCATIONS OF EQUIPMENT AND FIXTURES AS SHOWN ON THE PLANS W/ ACTUAL FIELD CONDITIONS.
2. 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
3. PER 2018 IECC R404.1, NOT LESS THAN 90% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.
4. RECESSED FIXTURES TO BE "ZERO CLEARANCE INSULATION COVER," (IC) APPROVED AT INSULATED AREAS.
5. MAINTAIN ADEQUATE CLEARANCES AT ALL ELECTRICAL PANELS: 36" DX30"W OR WIDTH OF EQUIPMENT X 6'-6" H
6. OUTDOOR LIGHT FIXTURES TO COMPLY WITH REQUIREMENTS PER THE CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.70. OUTDOOR LIGHTING STANDARDS. PROVIDE FULLY-SHIELDED FIXTURES EXCEPT WHERE ALLOWED PER CODE.
7. 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 DEVISE. ELECTRIC VEHICLE SUPPLY EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH 2017-NFPA 70/NEC. SEE DEDICATED OUTLET ON PLAN LABELED "EV"
8. PROVIDE SOLAR READY CONNECTION. CONDUIT SHALL BE INSTALLED FROM THE SERVICE PANEL TO A TERMINATION POINT AS INDICATED PER PLANS FOR FUTURE CONNECTION.
9. PER IRC E3609.6 & E3609.7, PROVIDE BONDING TO THE INTERIOR METAL WATER PIPING AND ABOVE GROUND PORTION OF GAS PIPING SYSTEMS.
10. PROVIDE UFER GROUND FOR NEW BUILDS.
11. 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.

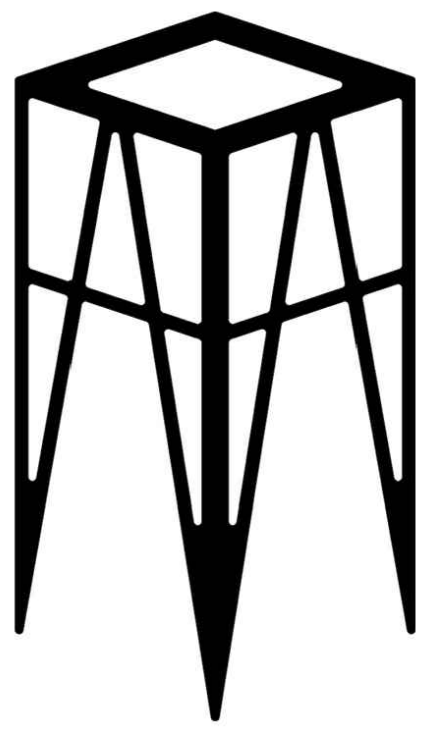


PROPOSED SFD REFLECTED CEILING PLAN

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

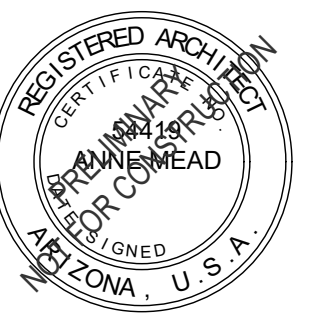


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DESCRIPTION DATE

PROJECT NO 22\_029

**KRAMARCZYK  
REMODEL & ADU  
314 N MOGOLLON ST**

SHEET TITLE:

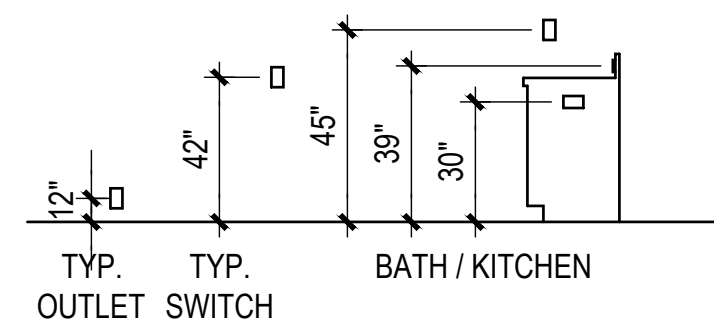
SFD REFLECTED  
CEILING PLAN

**E1.0**

## SYMBOL LEGEND

○	RECESSED 4" LED CAN LIGHT	⊗	EXHAUST FAN, MIN 5 AIR CHANGES/HR, SHALL EXTEND TO THE OUTSIDE, 3' FROM FRESH AIR INLETS PER 2012 IRC M1804.2.6
◆	PENDANT FIXTURE	⊗	CARBON MONOXIDE DETECTOR, 110V, HARD WIRED W/ BATTERY BACK UP PER IRC R314
⊕	DECORATIVE CHANDELIER	⊗	SMOKE DETECTOR, 110V, HARD WIRED W/ BATTERY BACK UP PER IRC R314
○	WALL SCONCE	⊗	THERMOSTAT
⊕	LIT VANITY	⊗	GARBAGE DISPOSAL
⊕	MOTION LIGHT	▽	COAX DATA / CABLE / PHONE OUTLET
⊕	MOUNTED FIXTURE	<b>OUTLETS (AFCI PER GENERAL ELEC. NOTE 2)</b>	
⊕	SURFACE MOUNTED CEILING FIXTURE	R	INDICATES RELOCATED
⊕	CEILING FAN WITH LIGHT KIT	E	INDICATES EXISTING TO REMAIN
⊕	SURFACE MTD LED PANEL FIXTURE	WP	INDICATES WATERPROOF FIXTURE, GFCI PROTECTED
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⊕	MULTI-LIGHT STRIP	⊕	DUPLEX OUTLET
---	LED STRIP LIGHTING W/ THUMB SWITCH	⊕	DUPLEX OUTLET GFCI
⊕	ELECTRICAL CIRCUIT	⊕	DEDICATED APPLIANCE OUTLET
(E)	EXISTING TO REMAIN	⊕	DEDICATED APPLIANCE GFCI OUTLET
⊕	STANDARD FIXTURE ON / OFF SWITCH	⊕	DUPLEX OUTLET, RECESSED IN FLOOR
T	INDICATES TIMER	⊕	DUPLEX OUTLET, RECESSED IN CEILING
D	INDICATES DIMMER	⊕	FOURPLEX OUTLET
OS	INDICATES OCCUPANT SENSOR	⊕	HALF-HOT DUPLEX OUTLET ON SWITCH
3	INDICATES 3-WAY	⊕	JUNCTION BOX
4	INDICATES 4-WAY		
R	INDICATES RELOCATED		
E	INDICATES EXISTING TO REMAIN		

## SWITCH/OUTLET REQ'S



### NOTES:

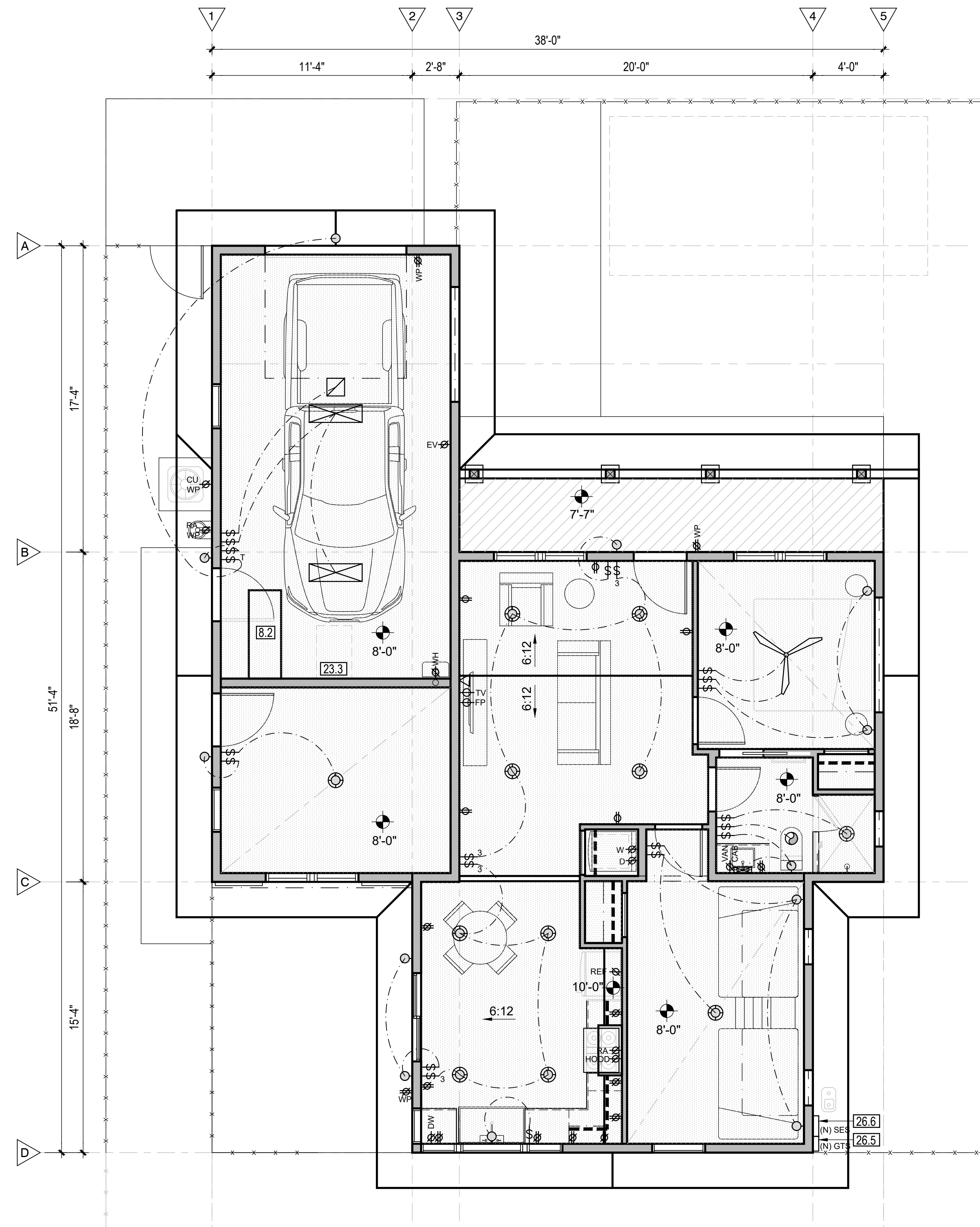
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## FINISH LEGEND

	EXPOSED RAFTER TAILS
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## GENERAL ELECTRICAL/LIGHTING NOTES

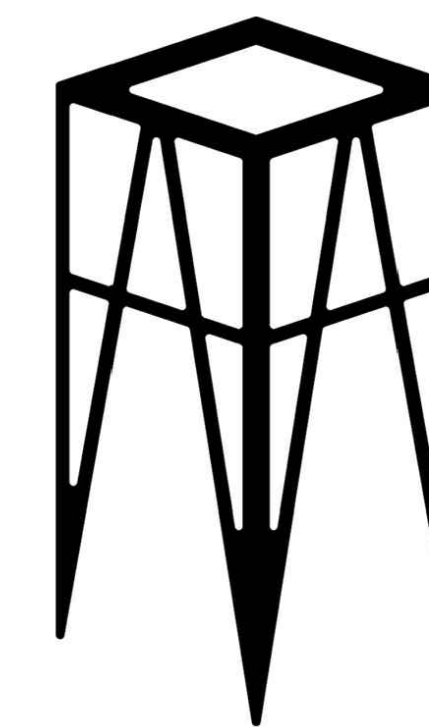
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PROPOSED SFD REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"



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**314 N MOGOLLON ST**

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ADU REFLECTED  
CEILING PLAN

**E1.1**