



LOWNEY ADU

318 N MOGOLLON ST FLAGSTAFF, AZ

UPDESIGN
studio



ARCHITECTURE
FLAGSTAFF, ARIZONA
UP-DESIGNSTUDIO.COM

PROJECT DIRECTORY

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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
WNDW.	WINDOW

PARCEL PROFILE

APN: 100-07-010
ADDRESS: 318 N MOGOLLON ST
FLAGSTAFF, AZ 86001
SUBDIVISION: FLAGSTAFF TOWNSITE
BLOCK: 4-F
LOT: 15 & 16
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 YEAR BUILT: 1935

SFD SETBACKS:	FRONT:	15'
	INTERIOR SIDE:	6'
	REAR:	15'
ADU SETBACKS:	FRONT:	N/A
	INTERIOR SIDE:	5'
	REAR (@ALLEY):	0'
HEIGHT:	SFD:	35'-0" MAX. ALLOWED 18'-0" (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 SFD:	1,150 SF (E.T.R.)
PROPOSED ADU:	796 SF
TOTAL:	1,946 SF
PROPOSED ADU GARAGE:	504 SF
TOTAL COVERAGE	
MAX. ALLOWED COVERAGE:	35% (2,485 SF)
PROPOSED COVERAGE:	35% (2,450 SF)
ADDITIONAL IMPERVIOUS AREA	
PROPOSED ADU DRIVEWAY:	144 SF
PROPOSED ADU FRONT WALKWAY:	75 SF
PROPOSED ADU FRONT PORCH:	184 SF
PROPOSED ADU REAR PORCH:	174 SF
PROPOSED ADU SIDE WALKWAY:	90 SF
PROPOSED ADU MECH PAD:	9 SF
TOTAL:	676 SF

GOVERNING CODES

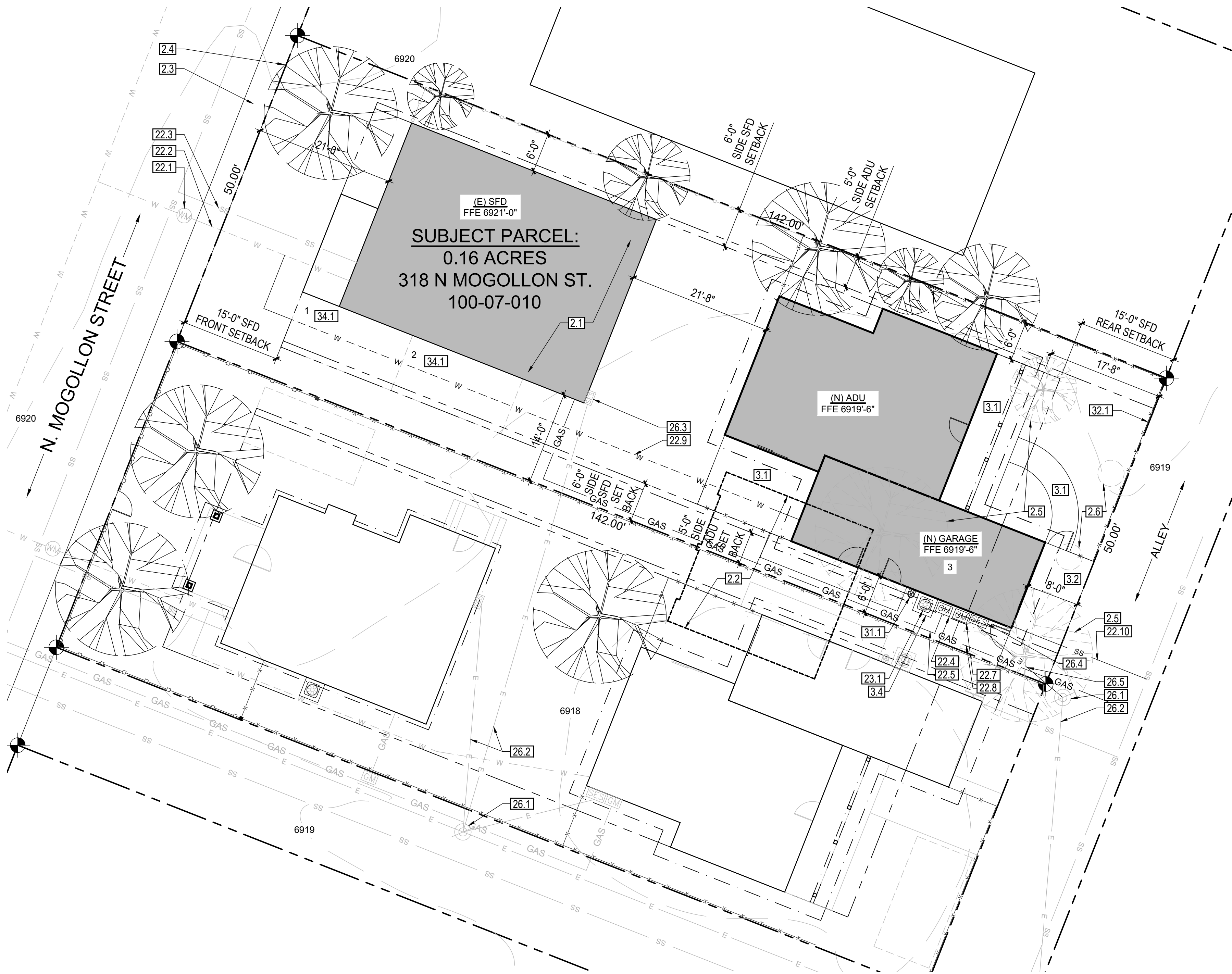
CITY OF FLAGSTAFF ZONING CODE & AMENDMENTS
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

PROJECT DESCRIPTION

THE SCOPE OF WORK INCLUDES THE CONSTRUCTION OF AN ACCESSORY DWELLING UNIT WITH AN ATTACHED, 1 CAR GARAGE.

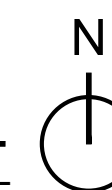
DRAWING INDEX

A0.0	SITE PLAN & PROJECT DATA
A0.1	GENERAL NOTES & SPECIFICATIONS
A0.2	DETAILS
A1.0	FLOOR PLAN & ROOF PLAN
A1.1	FLOOR FINISH PLAN
A2.0	EXTERIOR ELEVATIONS
E1.0	PROPOSED REFLECTED CEILING PLAN



SITE PLAN
SCALE: 1" = 10'-0"

*REFER TO SHEET A0.1 FOR KEYNOTES, TYPICAL



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APN : 100-07-010

HPC SUBMITAL	04-26-2023
DESCRIPTION	DATE

PROJECT NO 23_007







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318 N MOGOLLON ST
FLAGSTAFF, AZ

SHEET TITLE:

SITE PLAN &
PROJECT DATA

A0.0

SYMBOLS LEGEND

	BUILDING SECTION / ELEVATION TAG DRAWING NUMBER SHEET NUMBER
	DOOR TAG, SEE DOOR SCHEDULE
	WINDOW TAG, SEE WINDOW SCHEDULE
	ELEVATION TAG, DENOTES ELEVATION
	ASSEMBLY DETAIL TAG
	KEYNOTE

WALL TYPE LEGEND

	PROPOSED WOOD STUD WALL
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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, UN.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.
- EXISTING SFD TO REMAIN
 - ENTIRE EXISTING GARAGE STRUCTURE TO BE DEMOLISH ACROSS SUBJECT AND NEIGHBORING PROPERTY.
 - EXISTING SIDEWALK TO REMAIN
 - EXISTING TREE TO REMAIN, TYPICAL U.N.O.
 - EXISTING INVASIVE ELM TREE TO BE DEMOLISHED
 - EXISTING TREE STUMPS 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) O/ 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.
- TYP. CONCRETE LANDING AND STEPS TOP BE 11" MINIMUM TREADS AND BATTERED 1" NOSINGS & ALL RISERS SHALL BE EQUIVALENT AND NOT EXCEED 7" MAX. HEIGHT
- PROVIDE NEW CONCRETE PATIO & WALKWAY
 - 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.
- 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

- TYP. REFER TO STRUCTURAL DRAWINGS
- WOOD POST/BEAM PER STRUCTURAL. WHERE EXPOSED, PAINT TO MATCH TRIM.
 - 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 EXTERIOR WALLS
- 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
 - ASPHALT COMPOSITION SHINGLE ROOFING "PRESIDENTIAL SHAKE SERIES" BY "CERTAINTeed" IN "CHARCOAL BLACK". 350 LB PER SQUARE.
 - PROVIDE FIBER-CEMENT HARDIE SHINGLE SIDING "STAGGERED EDGE" BY "JAMES HARDIE" TO MATCH EXISTING SFD. PRIMED FOR PAINT. PROTECT WITH 2 COATS OF PAINT. PAINT COLOR TO MATCH EXISTING SFD: "ICICLE SW 6238" BY "SHERWIN WILLIAMS" V.I.F.
 - PROVIDE EXTERIOR TRIM AT DOOR & WINDOWS PER DETAILS ON SHEET A0.2 TO MATCH EXISTING SFD. PRIMED FOR PAINT. PROTECT WITH 2 COATS OF PAINT. PAINT COLOR: "IN THE NAVY SW 9178" BY "SHERWIN WILLIAMS"
 - PROVIDE FIBER-CEMENT HARDIE TRIM BY "JAMES HARDIE" TO MATCH EXISTING SFD. PRIMED FOR PAINT. PROTECT WITH 2 COATS OF PAINT. PAINT COLOR: "NEEDLEPOINT NAVY SW 0032" BY "SHERWIN WILLIAMS" V.I.F.
 - PROVIDE FIBER-CEMENT HARDIE FASCIA BY "JAMES HARDIE" TO MATCH EXISTING SFD. PRIMED FOR PAINT. PROTECT WITH 2 COATS OF PAINT. PAINT COLOR: "NEEDLEPOINT NAVY SW 0032" BY "SHERWIN WILLIAMS" V.I.F.
 - PROVIDE R-20 MIN. OPEN CELL SPRAY FOAM WALL CAVITY 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 8 - DOORS, WINDOWS, ACCESS PANELS

- TYP. WINDOWS & DOORS PER SCHEDULES
- TYP. EGRESS WINDOWS IDENTIFIED ON WINDOW SCHEDULE. PROVIDE MINIMUM (1) PER BEDROOM. VERIFY 5.75F CLR OPENING, MIN. 20" NET WIDTH, 24" NET HT + 44" MAX. SILL
- TYP. PROVIDE SAFETY GLAZING PER 2018 IRC R308
- TYP. INSECT SCREENS AT ALL OPERABLE WINDOWS.
- TYP. PROVIDE WEATHERSTRIPPING AT EXTERIOR DOORS.
- PROVIDE NEW ATTIC ACCESS PANEL, MIN. 22" X 30. PROVIDE PULL-DOWN STAIR WHERE FEASIBLE.
 - PROVIDE NEW FIBERGLASS 6 LITE CRAFTSMAN ENTRY DOOR FROM "GOOD VALUE CENTER". PAINT TO MATCH TRIM.
 - INSULATED OVERHEAD GARAGE DOOR "COACHMAN COLLECTION" BY "CLOPAY", IN "SOLID WHITE". PROVIDE BLOCKING AND POWER FOR AUTOMATIC OPENER IN CEILING. PAINT TO MATCH TRIM.
 - SLIDING PATIO DOOR "SERIES 100" BY "ANDERSON" IN "WHITE"
 - VINYL WINDOWS WITH SIMULATED DIVIDED LITES BY "SIERRA PACIFIC", TYPICAL. COLOR: "LINEN 032"

DIVISION 9 - FINISHES

- 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 O/ MORTAR BED O/ WATERPROOF UNDERLAYMENT. PROVIDE SCHLUTER STRIPS AT ALL EXPOSED EDGES. TILE SELECTION BY OWNER.
 - TILED SHOWER NICHE WITH ACCENT TILE
 - SOLID-SURFACE COUNTERTOP

DIVISION 10 - SPECIALTIES

- TYP. PROVIDE SUBMITTAL FOR ADDRESS SIGNAGE TO OWNER FOR APPROVAL
- TEMPERED GLASS SHOWER ENCLOSURE. PROVIDE SUBMITTAL FOR APPROVAL BY ARCHITECT.

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
- TYP. PROVIDE WINDOW COVERINGS
- TYP. PROVIDE MELAMINE SHELVING / CLOSET ROD AT ALL CLOSETS
- MILLWORK BY SUPPLIER. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
 - PROVIDE BATH ACCESSORIES INCLUDING TOWEL BARS, CURTAIN RODS, TISSUE HOLDERS, AND MIRRORS. SELECTIONS BY OWNER.

DIVISION 13 - SPECIAL CONSTRUCTION

DIVISION 14 - CONVEYING EQUIPMENT

DIVISION 20 - MECHANICAL SUPPORT

DIVISION 21 - FIRE SUPPRESSION

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 BE RELOCATED. GANG WITH ADU. VERIFY FINAL LOCATION IN FIELD.
 - EXISTING GAS LINE TO BE RELOCATED. VERIFY ROUTE IN FIELD

- EXISTING HOSE BIB TO REMAIN
- PROVIDE GAS METER AT ADU
- PROVIDE GAS LINE TO ADU
- PROVIDE WATER LINE TO ADU
- PROVIDE 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; P2902.2
- 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
- PROVIDE NEW EXTERIOR CONDENSING UNIT. MOUNT ON CONCRETE PAD, PER MFR.
 - PROVIDE NEW AIR HANDLER IN ATTIC FOR HEAT PUMP.
 - ENERGY RECOVERY VENTILATOR "SYNC-180" BY "GREENHECK". INSTALL PER MFR'S SPECIFICATIONS.

DIVISION 25 INTEGRATED AUTOMATION

DIVISION 26 - ELECTRICAL

- TYP. REFER TO ELECTRICAL DRAWINGS
- EXISTING ELECTRICAL POLE TO REMAIN
 - EXISTING OVERHEAD ELECTRICAL LINE TO REMAIN
 - EXISTING ELECTRICAL SERVICE ENTRANCE TO REMAIN
 - PROVIDE NEW ELECTRICAL SERVICE ENTRANCE AT ADU
 - PROVIDE NEW OVERHEAD ELECTRICAL LINE TO ADU
 - PROVIDE NEW GENERATOR TRANSFER SWITCH

DIVISION 30 - FIREPLACES AND STOVES

- 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 AND ACCESS GATES PER PLANS

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

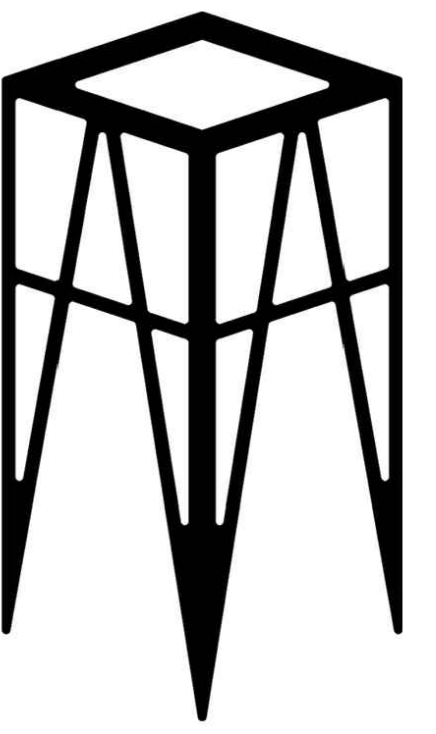
REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

- 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

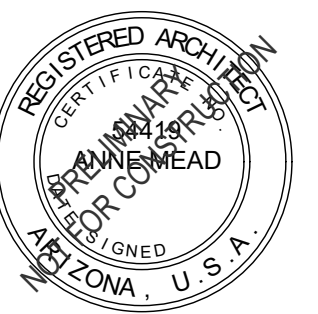
ELECTRIC VEHICLE CHARGING STATION REQUIREMENT
 REFER TO SHEET E1.0 FOR COMPLIANCE

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APN : 100-07-010

HPC SUBMITTAL	04-26-2023
DESCRIPTION	DATE

PROJECT NO 23_007

LOWNEY ADU
318 N MOGOLLON ST
FLAGSTAFF, AZ

SHEET TITLE:

GENERAL NOTES & SPECIFICATIONS

A0.1



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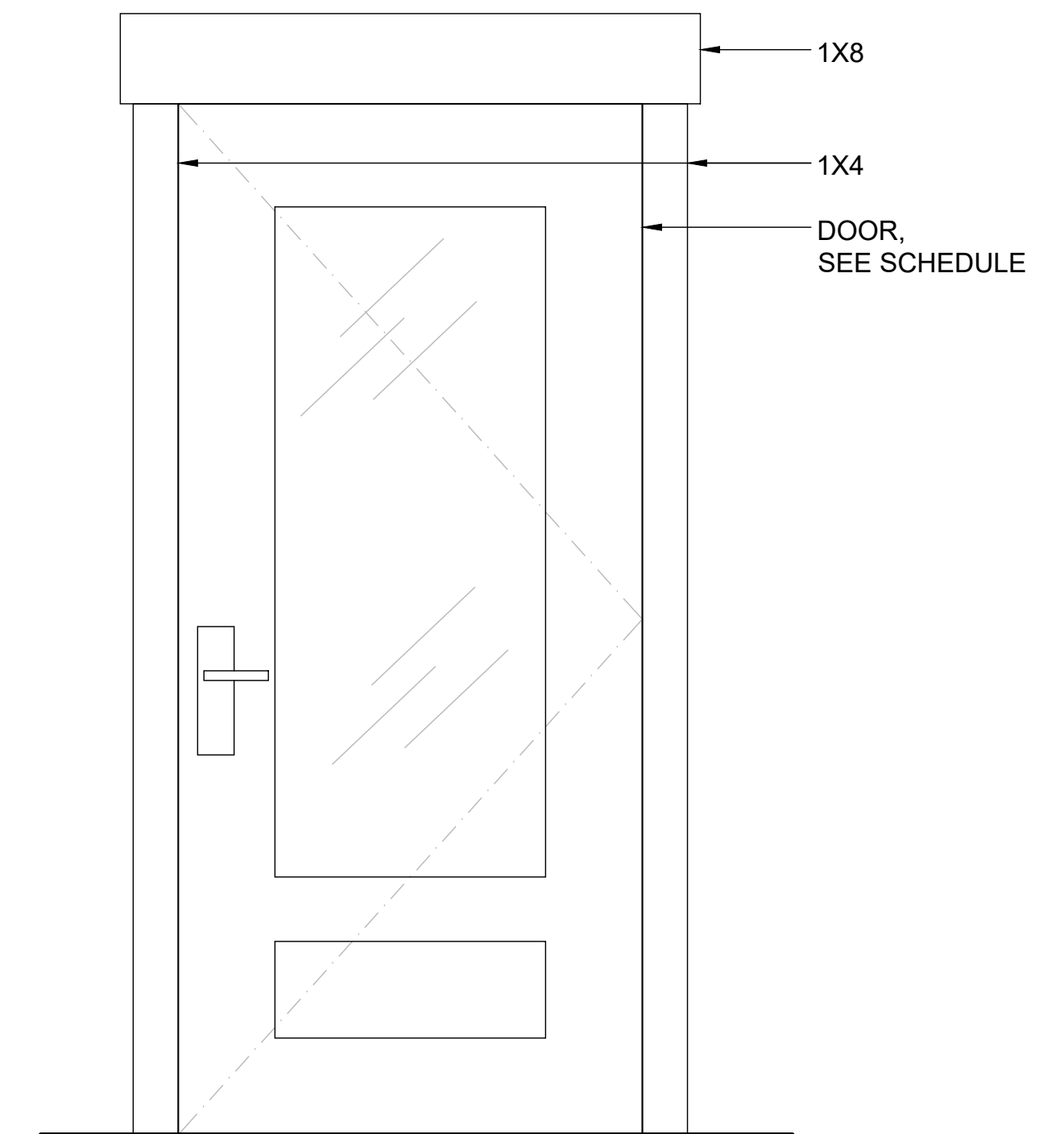
HPC SUBMITTAL	04-26-2023
DESCRIPTION	DATE

PROJECT NO 23_007

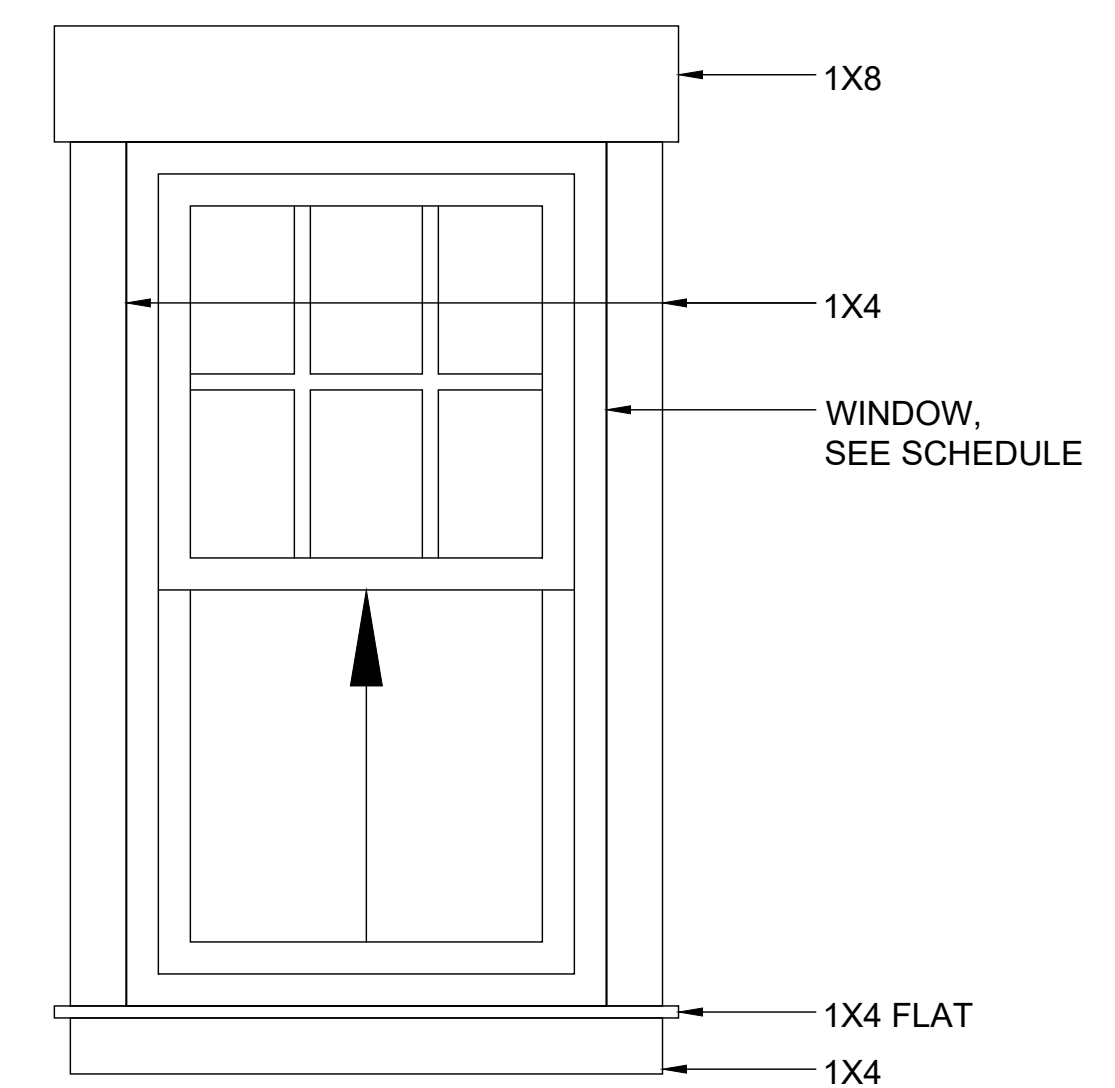
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SHEET TITLE:

DETAILS
A0.2



2 EXTERIOR DOOR TRIM
1" = 1'-0"

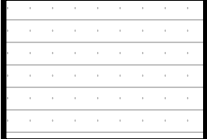
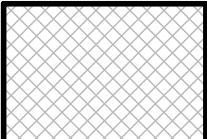

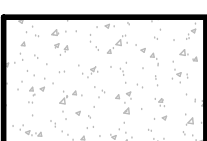


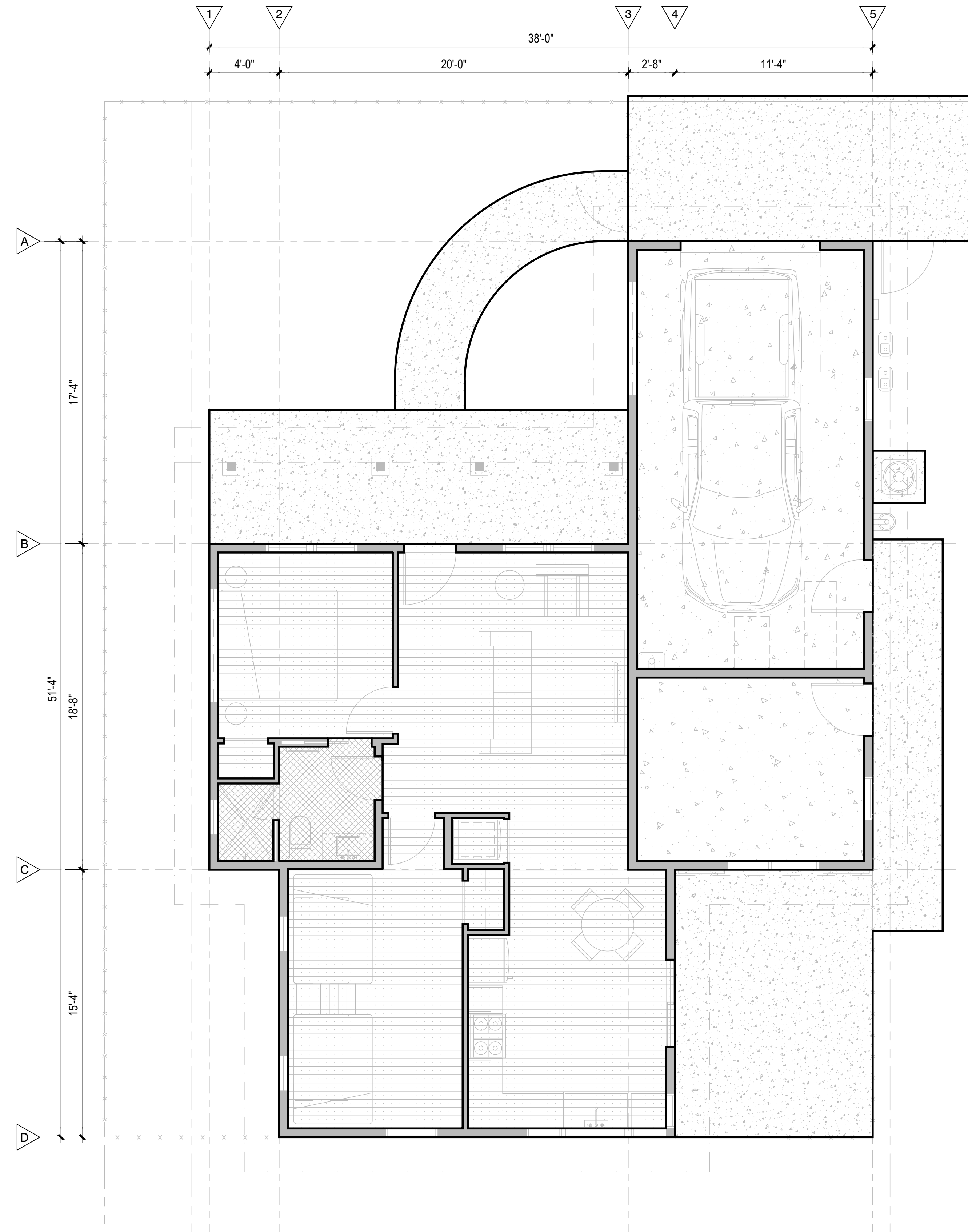
1 EXTERIOR WINDOW TRIM
1" = 1'-0"



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FINISH PLAN LEGEND

-  NEW ENGINEERED WOOD FLOOR
-  1" PENNY CERAMIC TILE
-  SEALED & STAINED CONCRETE W/ SMOOTH FINISH. PROVIDE INTEGRAL STAIN AND CONTROL JOINTS.
-  CONCRETE W/ BROOM FINISH. PROVIDE INTEGRAL STAIN AND CONTROL JOINTS.

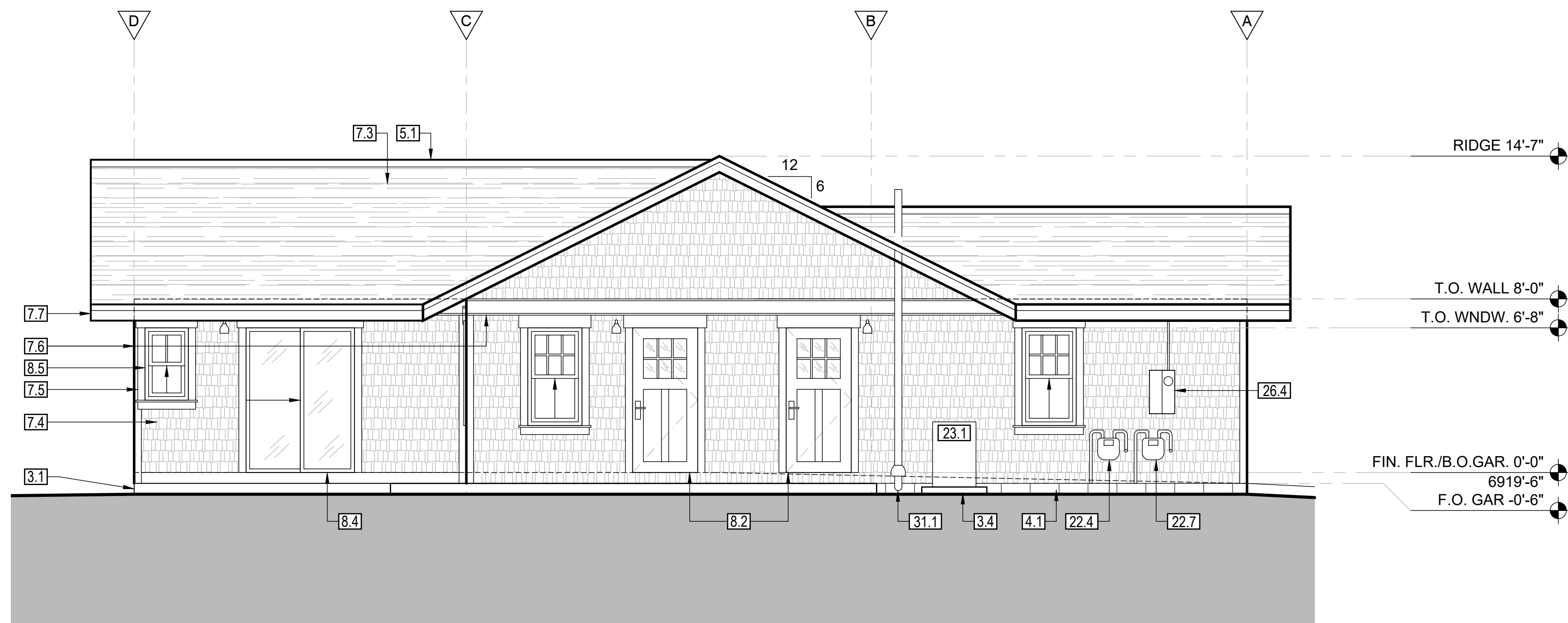


FLOOR FINISH PLAN

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

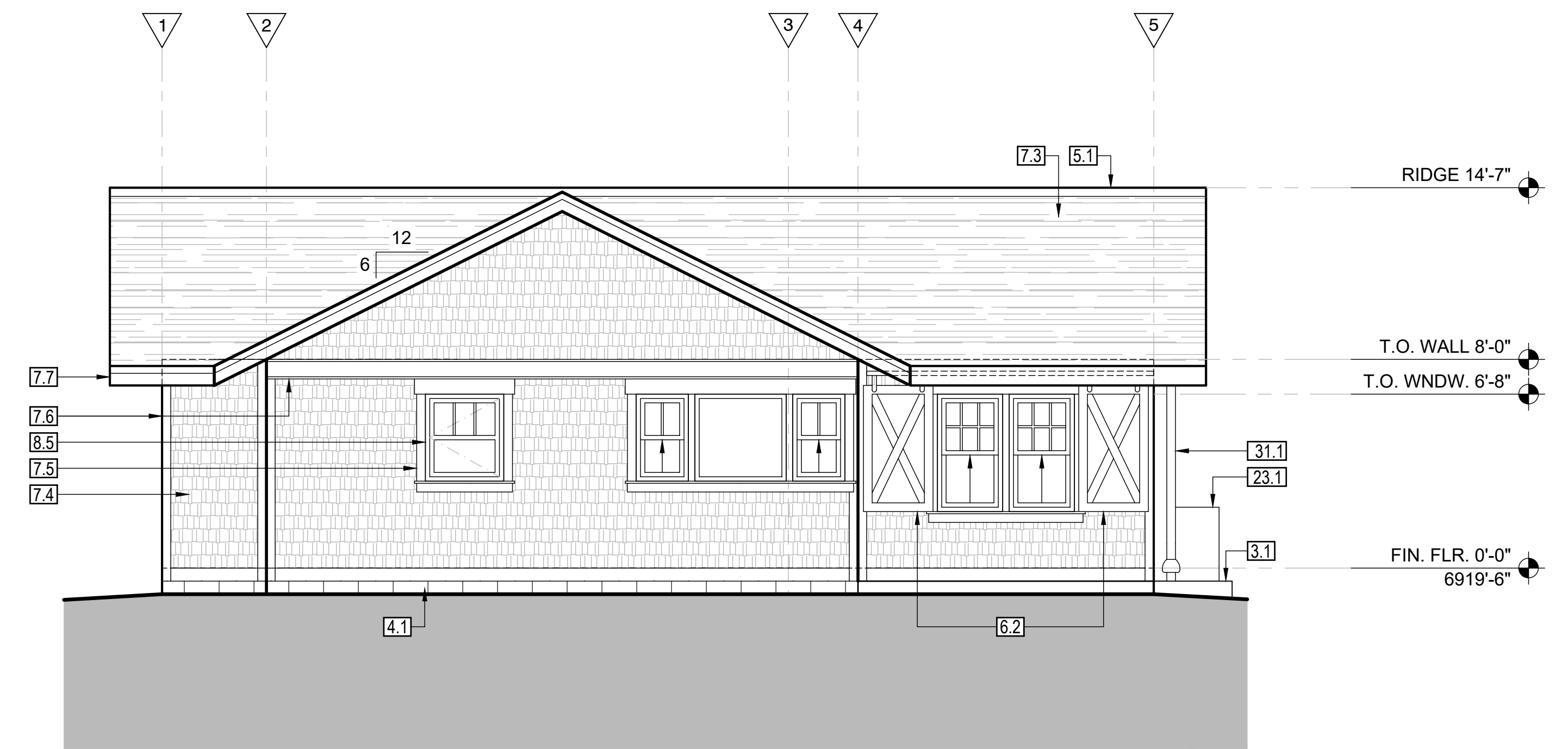
*REFER TO SHEET A0.1 FOR KEYNOTES, TYPICAL





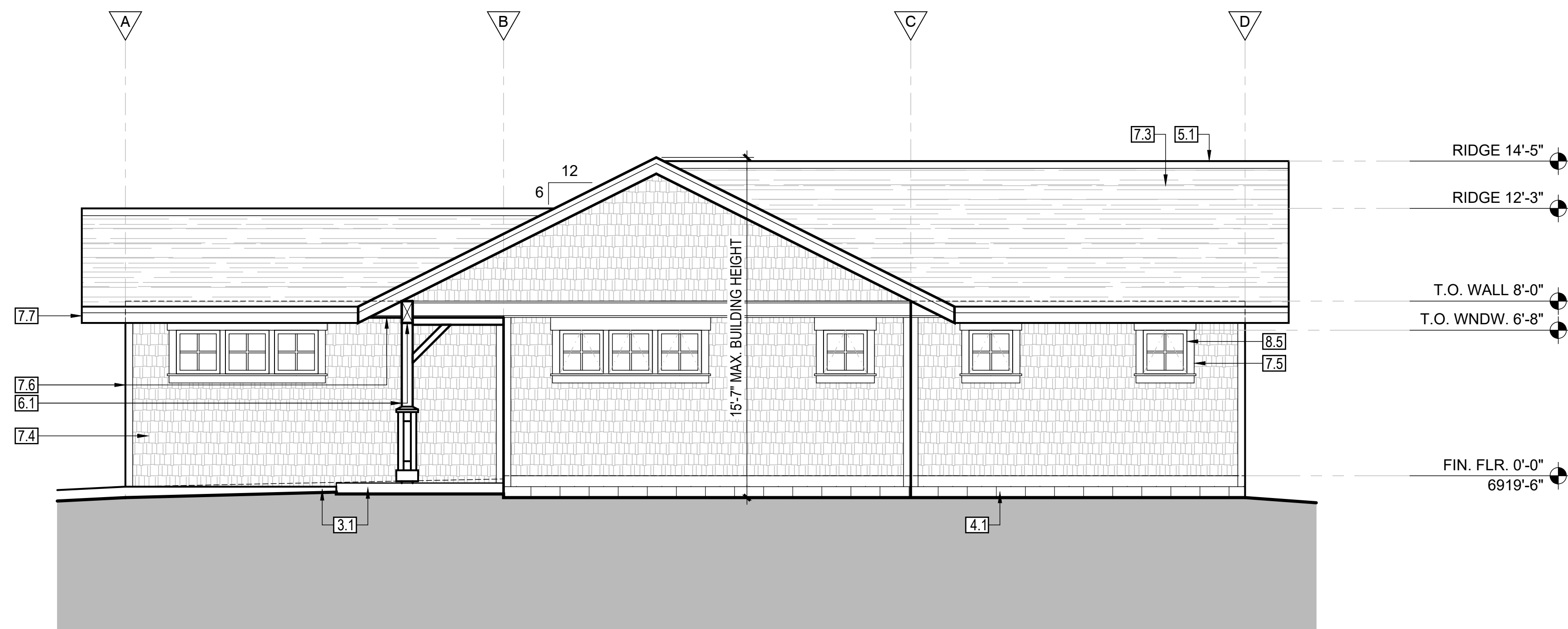
4. PROPOSED ADU SIDE (SOUTHWEST) ELEVATION

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



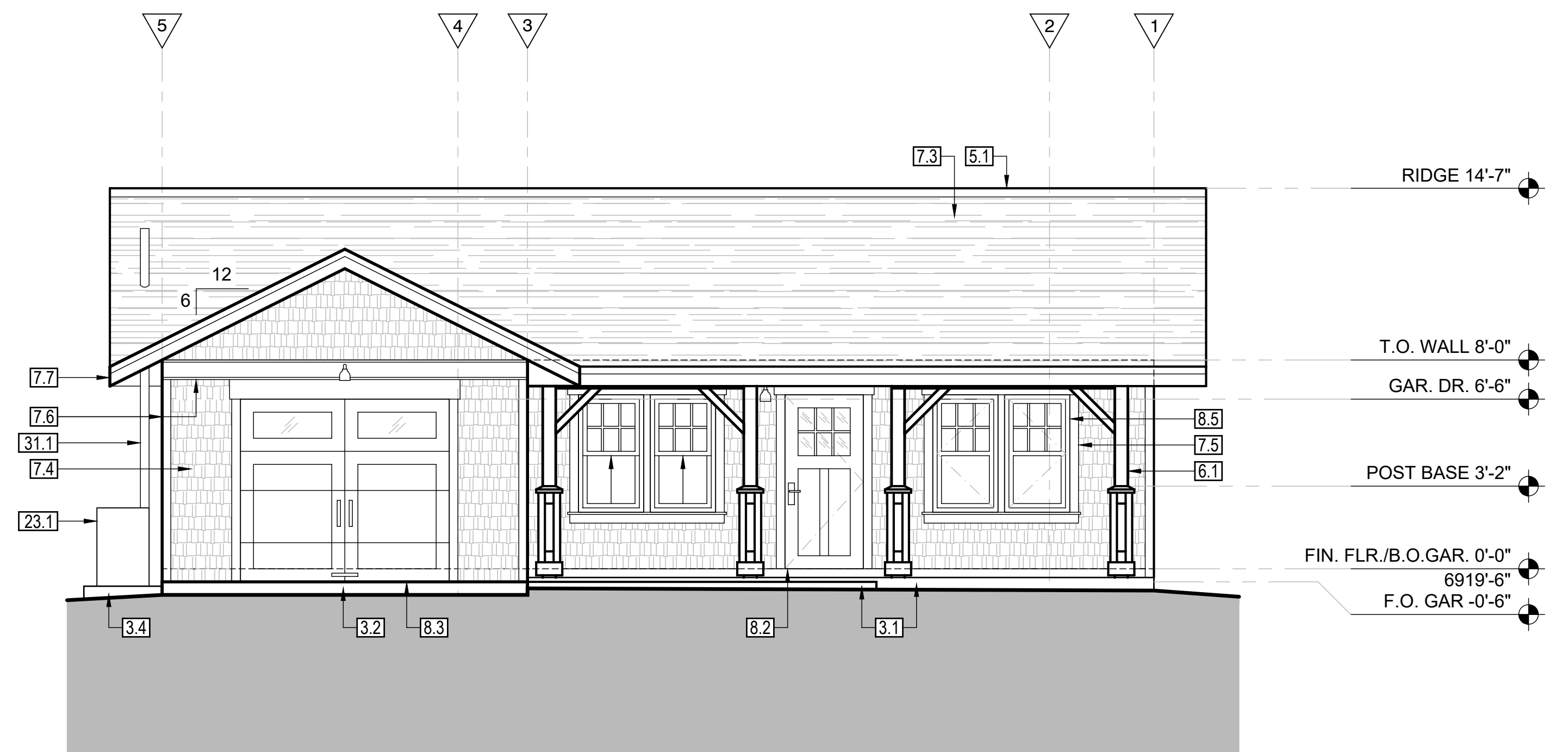
3. PROPOSED ADU REAR (NORTHWEST) ELEVATION

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



2. PROPOSED ADU SIDE (NORTHEAST) ELEVATION

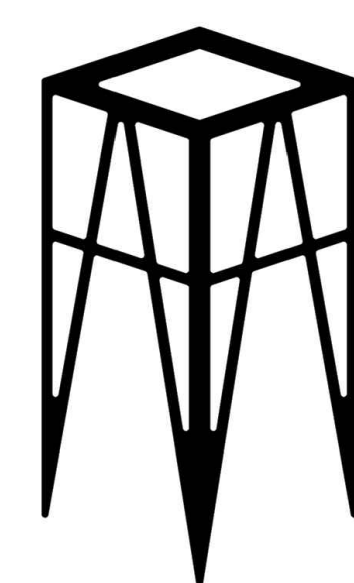
SCALE: 1/4" = 1'-0"



1. PROPOSED ADU FRONT (SOUTHEAST) ELEVATION

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

*REFER TO SHEET A0.1 FOR KEYNOTES, TYPICAL



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SHEET TITLE:
EXTERIOR ELEVATIONS

A2.0

