

EXPIRES: 03/31/2024

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Drawn by: PWM  
Checked by: PWM  
Date: 27 Sep 2023  
Revisions: -



P W M A llc  
Paul Wm. Moore  
ARCHITECT  
(928) 773-1624  
1665 N. Turquoise Dr.  
Flagstaff, AZ 86001  
paul@pwma . work

Johnson ADU  
820 West Aspen

Cover Sheet

A1

Project Name: Johnson Accessory Dwelling Unit

Project Narrative: Homeowners intend to renovate their existing historical garage and add a Bathroom addition, front vestibule, as an ADU.

Contact Name: Jerry & Roobie Johnson  
Phone Number: 928 774 4747  
Email Address: roobiejohnson@gmail.com  
Mailing Address: 820 West Aspen, Flagstaff AZ 86001

Project Address: 820 West Aspen  
Subdivision: Flagstaff Townsite  
Lot Number: Block 2-H. Lots 9 & 10  
Parcel No: 100 15 005  
Parcel Size: 0.17 Acres

Zoning: R1N  
Proposed Use: Single Family Dwelling  
Setbacks: Front: 15' Side: 6' Rear: 15'  
Height: Allowed: 35' Proposed: 16' No Change

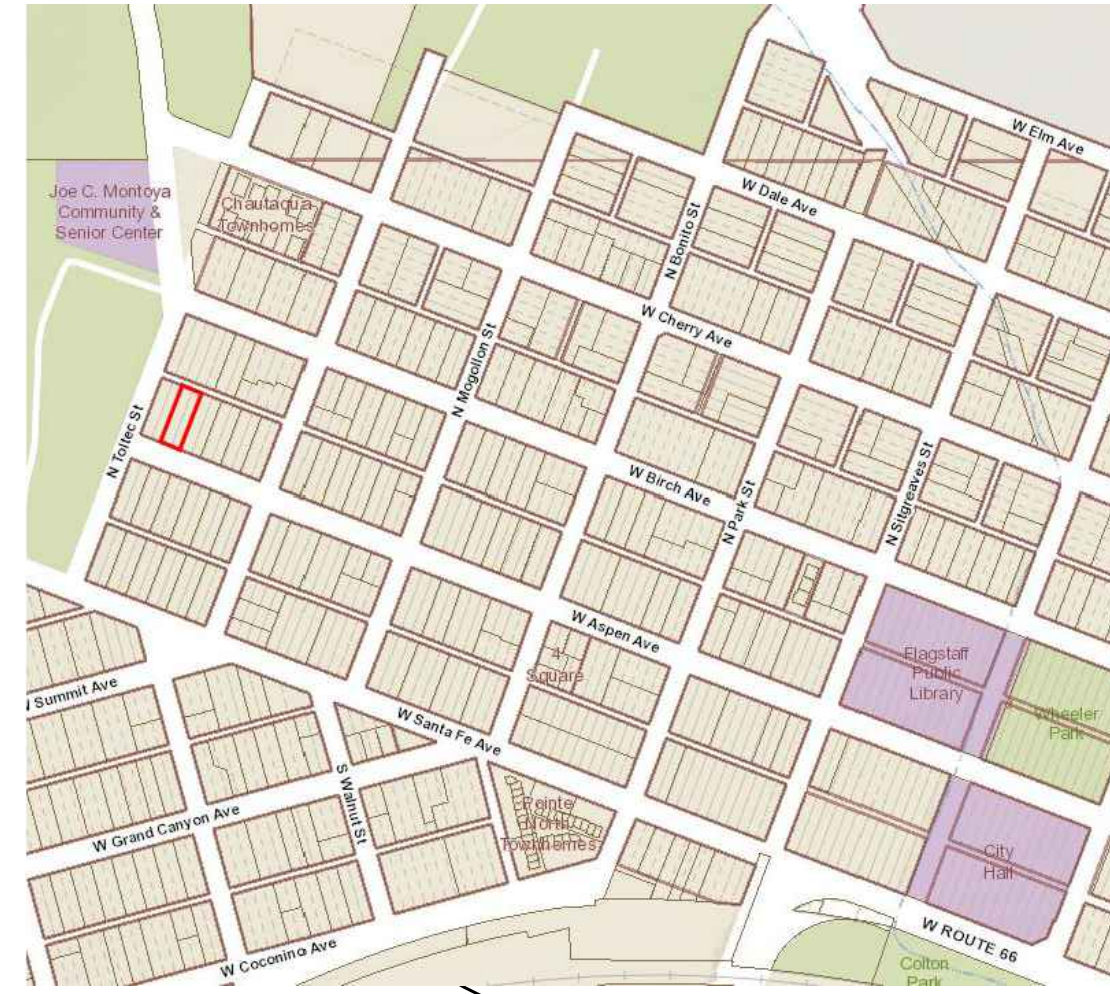
Flood: Zone: X Map: 6808G

Building Area:  
Existing Garage: 400 sf  
New ADU: 496 sf

Electric Service Size: 200 amp Service  
Gas Service: Natural Gas  
Water Service: Utility  
Heating: Gas Forced Air

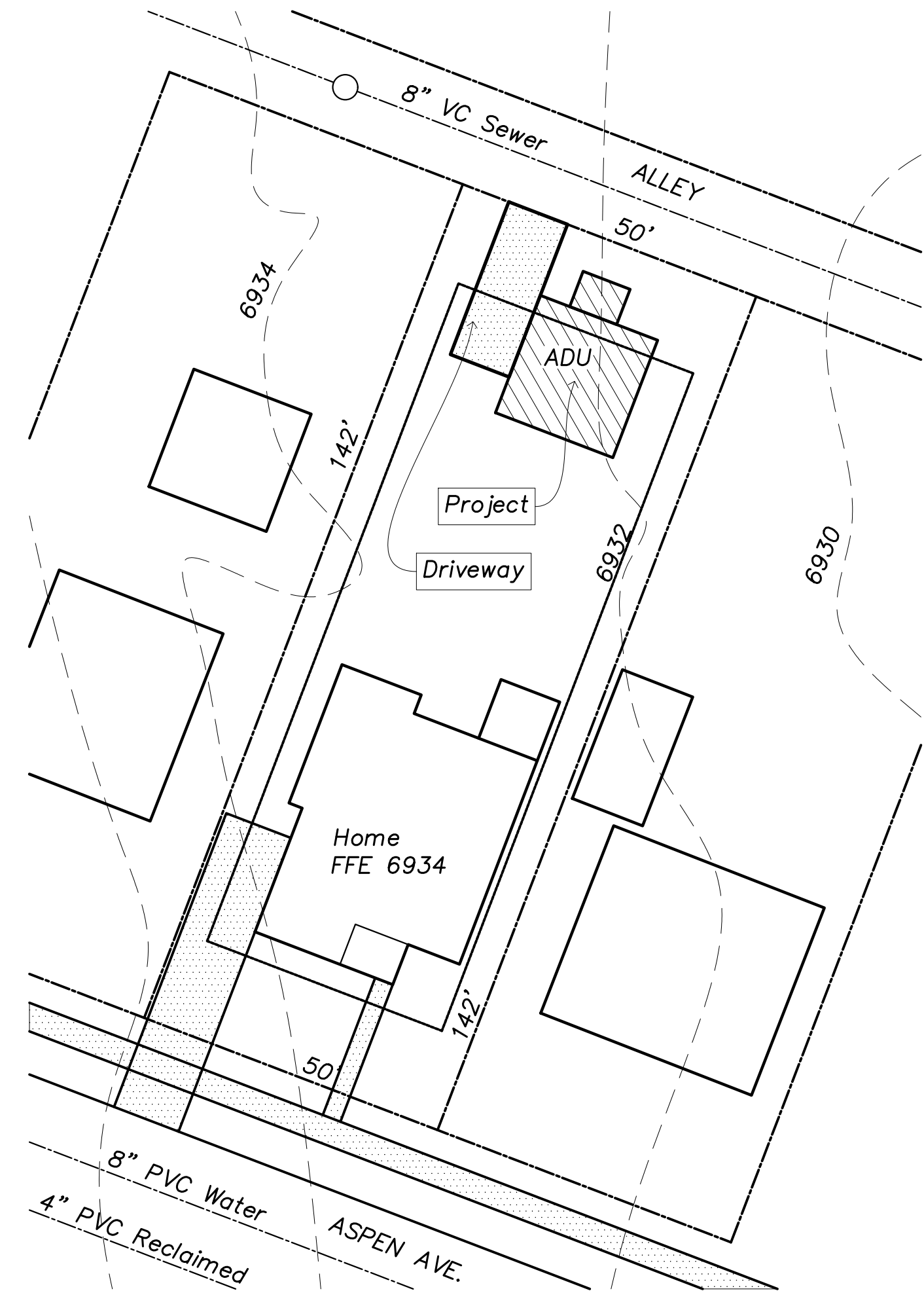
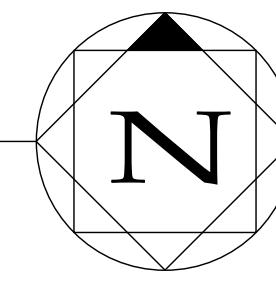
Construction Summary:  
Site: New Driveway  
Foundation: Concrete Perimeter  
Stern Walls: CMU  
Exterior Walls: 2x6 Wood Frame  
Interior Walls: 2x4 Wood Frame  
Roof Structure: Wood Truss  
Roofing: Comp Shingles  
Exterior Siding: Painted Lap Siding  
Glazing: Aluminum Clad Wood  
Insulation: R-21 Walls R-38 Ceiling

Code Summary:  
2018 IRC International Residential Code  
2018 IPC International Plumbing Code  
2018 IMC International Mechanical Code  
2011 NEC National Electrical Code  
2009 IECC International Energy Conservation Code  
2013 City of Flagstaff Amendments



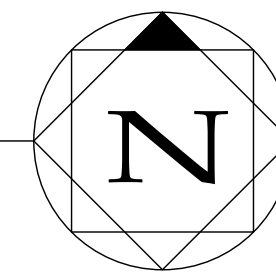
PROJECT SITE

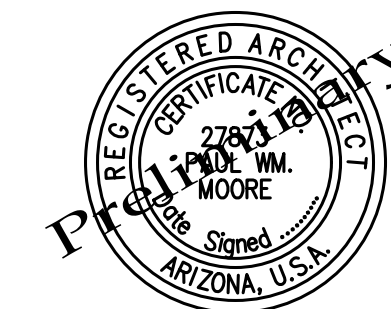
# Vicinity Map



# Site Plan

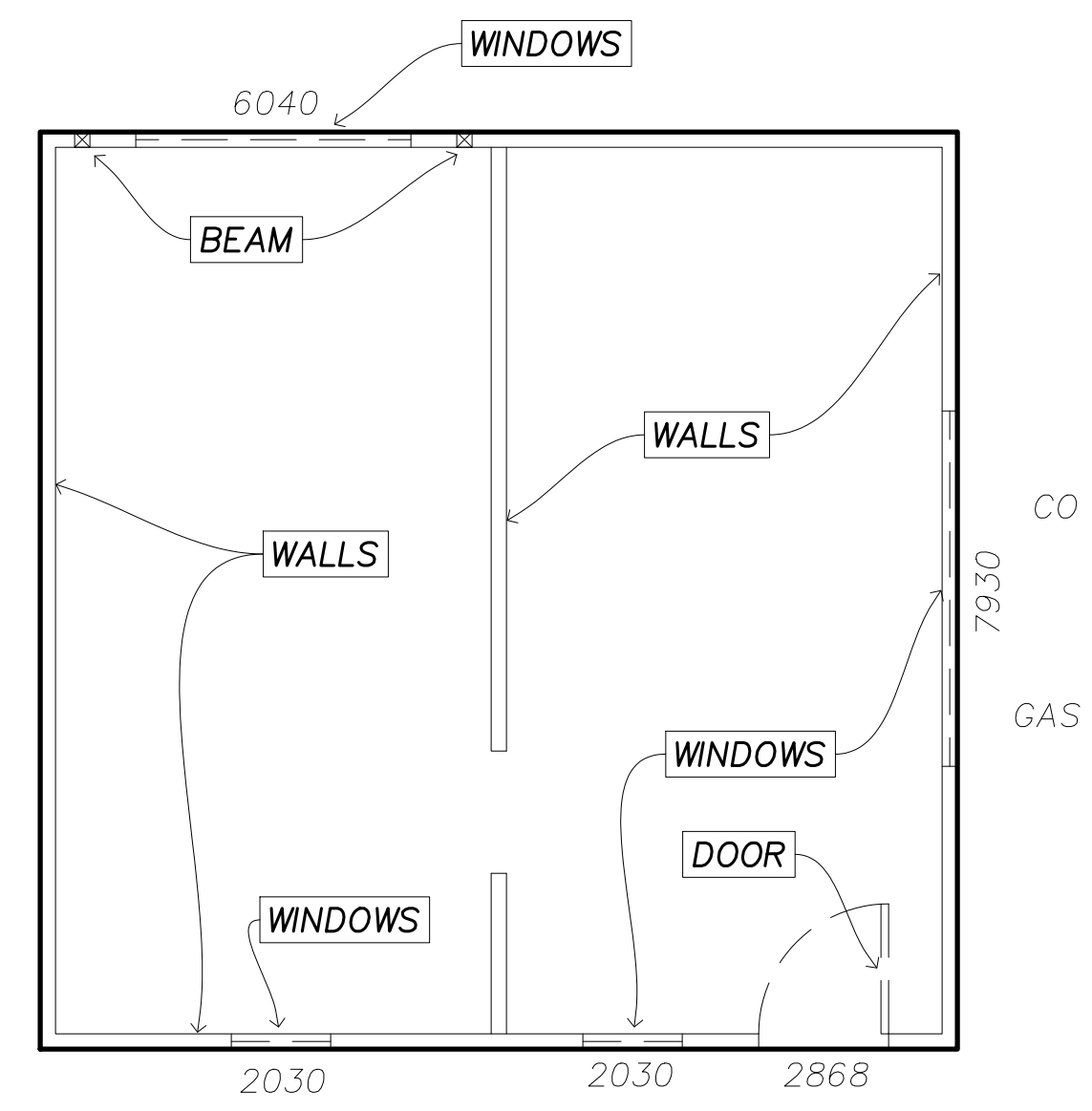
0' 20' 40' Scale: 1" = 20'





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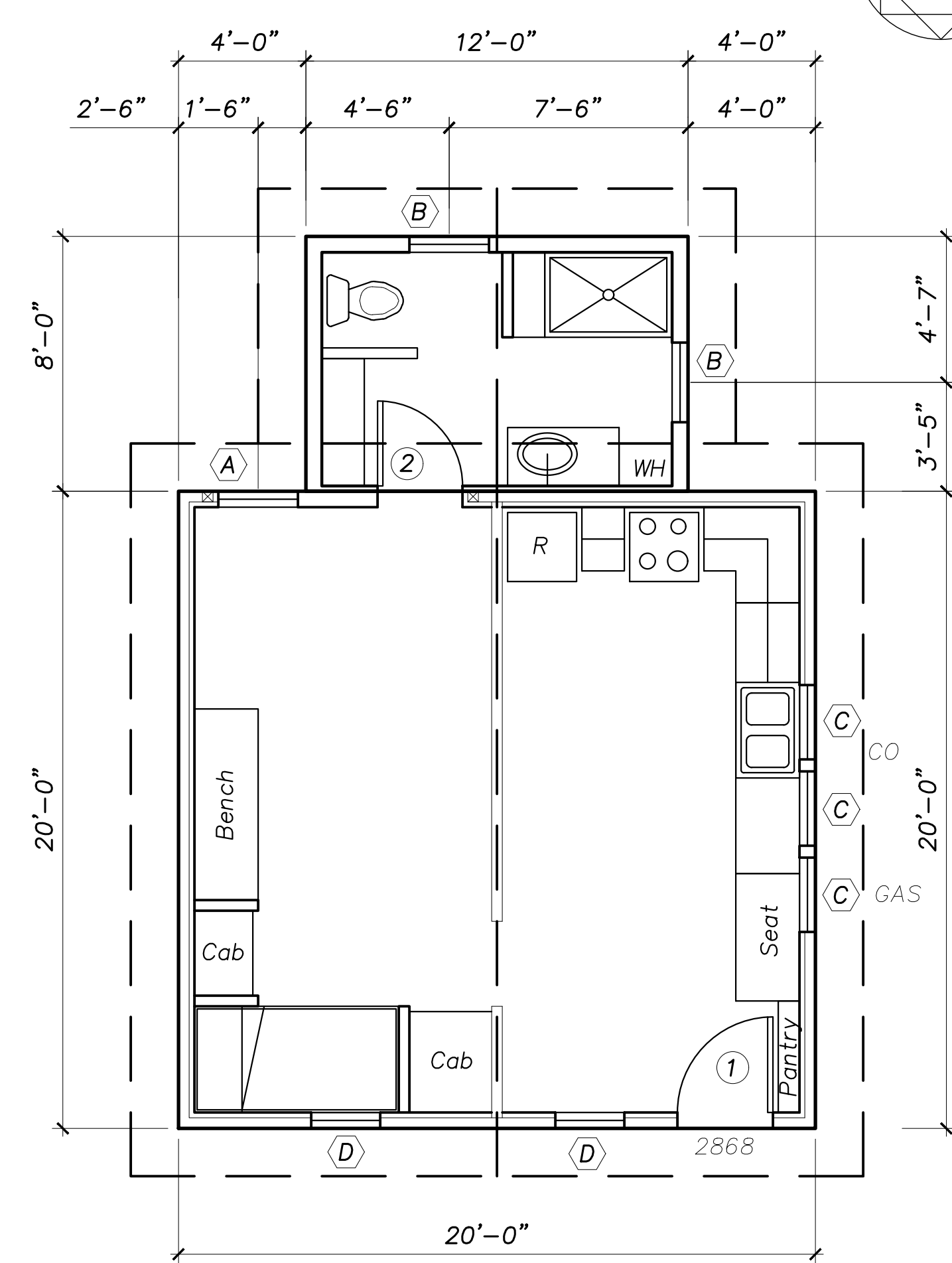
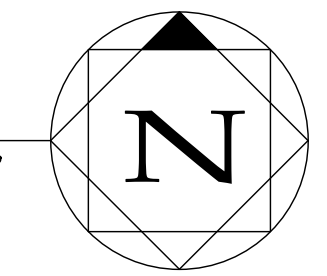


**DEMOLITION NOTES**

- BEAM – Existing posts and beam in framed wall to remain. Maintain structure in tact.
- DOOR – Remove existing door.
- WALLS – Existing 2x4 wood framed walls to remain.
- WINDOWS – Remove existing windows.

**Demolition**

0' 4' 8' 12' Scale: 1/4" = 1'



Door Schedule			
Tag	Size (w x h)	Type	Notes
1	3'-0" x 6'-8"	Entry	
2	2'-8" x 6'-8"	Interior	

**DOOR NOTES**

- All doors to be 6'-8" high, unless noted otherwise.
- Exterior door to be 1-3/4" thick, insulated (R=6), with threshold and weatherstripping.
- Exterior door to be fiberglass, stain grade "wood" appearance. Two panel, half lite, Thermo-Tru Classic Oak with Rusty Clay color and clear glass. Match existing home. Verify with Owner.
- Interior door to be 1-3/8" two panel, solid core, paint grade.
- Verify all rough opening sizes with manufacturer prior to framing.
- Door hardware to be lever type. Finish and lock per Owner.

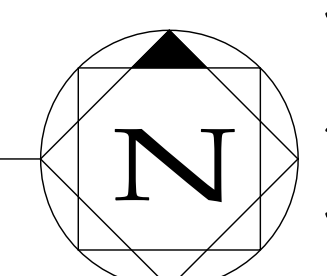
Window Schedule			
Tag	Size (w x h)	Type	Notes
A	2'-6" x 4'-0"	Casement	Egress
B	2'-6" x 3'-0"	Casement	
C	2'-4" x 3'-0"	Casement	Verify
D	2'-0" x 3'-0"	Casement	Verify

**WINDOW NOTES**

- All windows to be metal clad wood by "Pella" to match existing home.
- For replacement of existing windows, verify exact dimensions in the field.
- Windows to have insulated glass panes, with low-E glass and U=0.32 or less.
- Provide insect screens at all operable windows.
- Verify all rough opening sizes with manufacturer prior to framing.

**Floor Plan**

0' 4' 8' 12' Scale: 1/4" = 1'

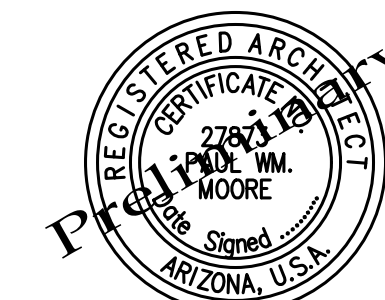


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**Johnson ADU**  
**820 West Aspen**

Plans

**A2**



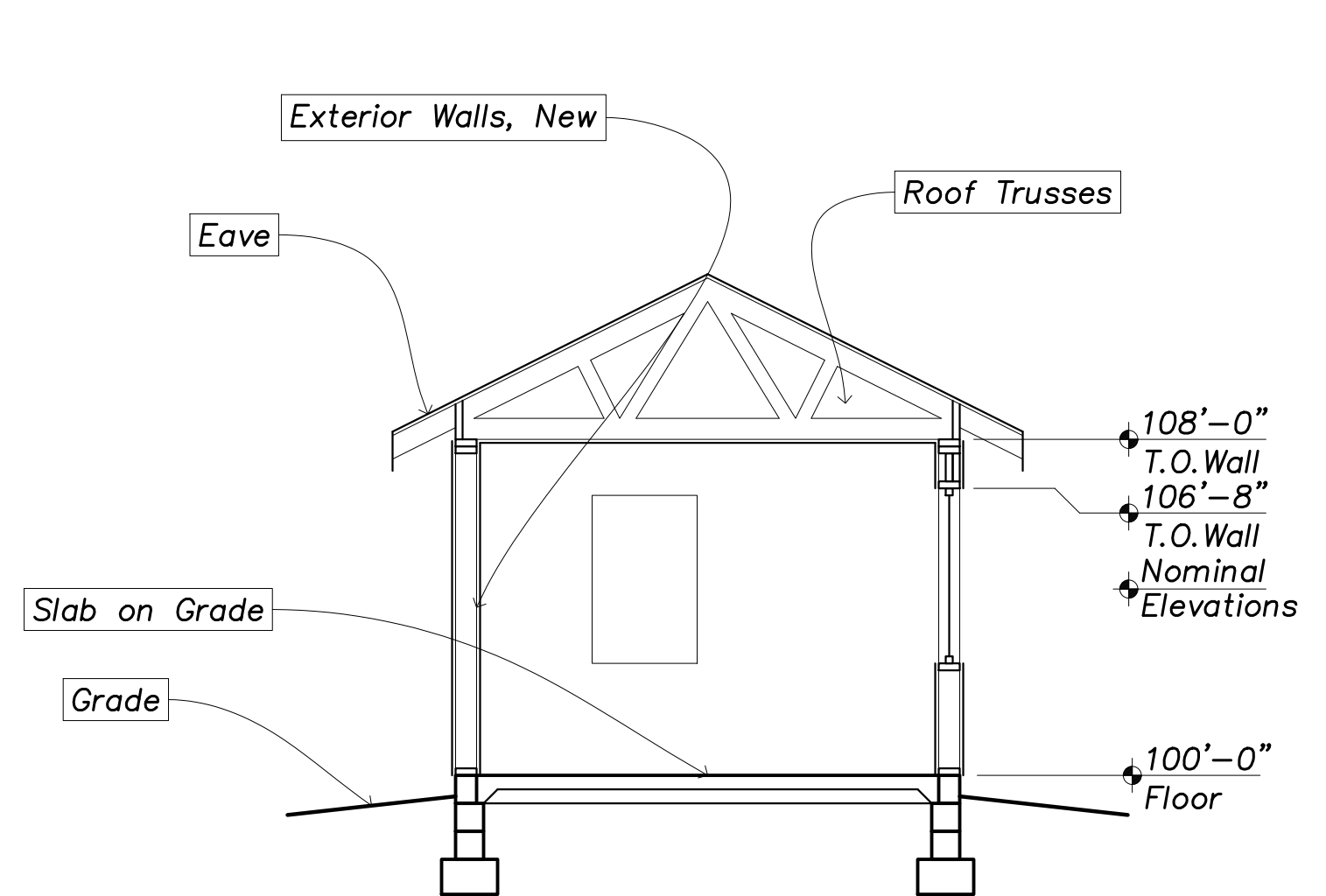
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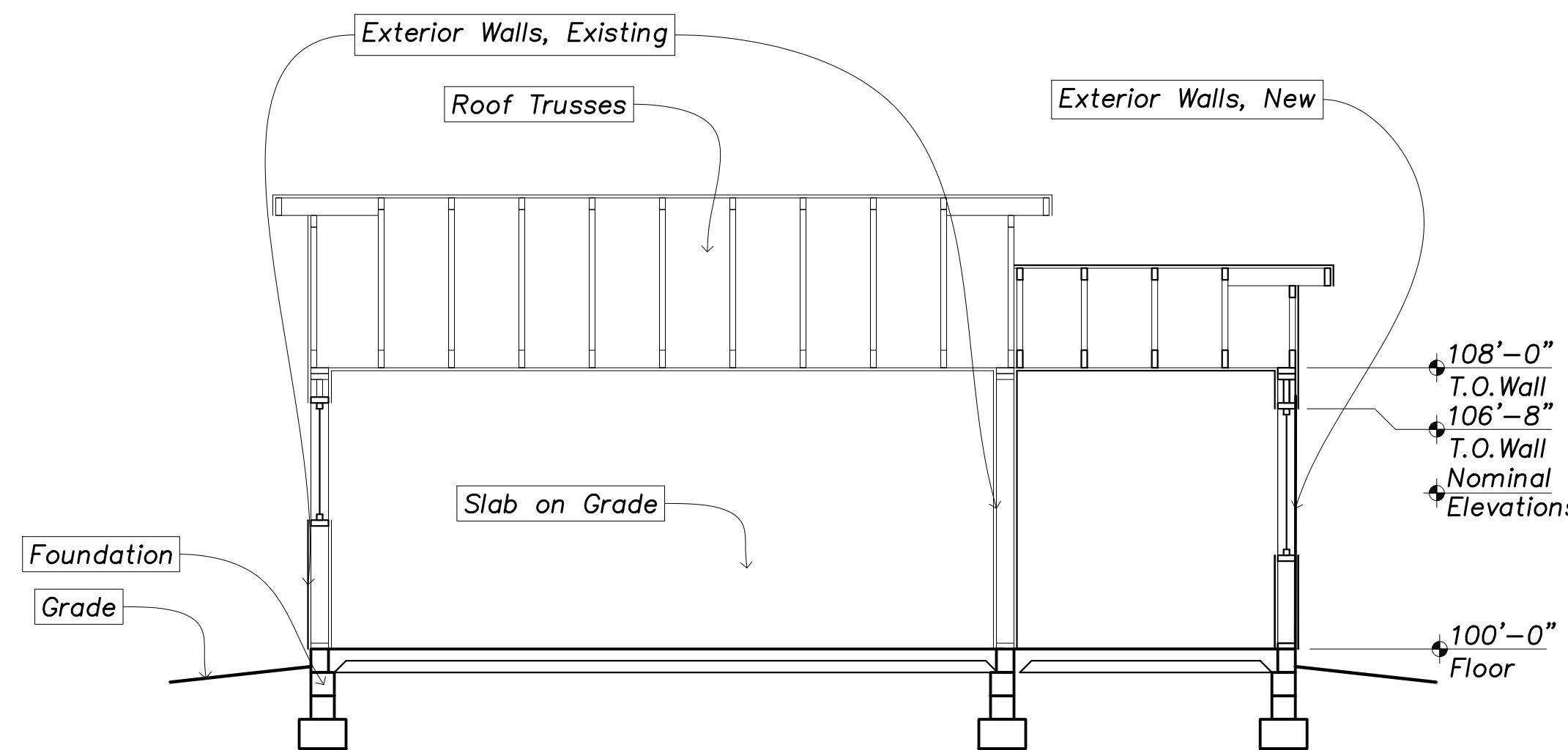


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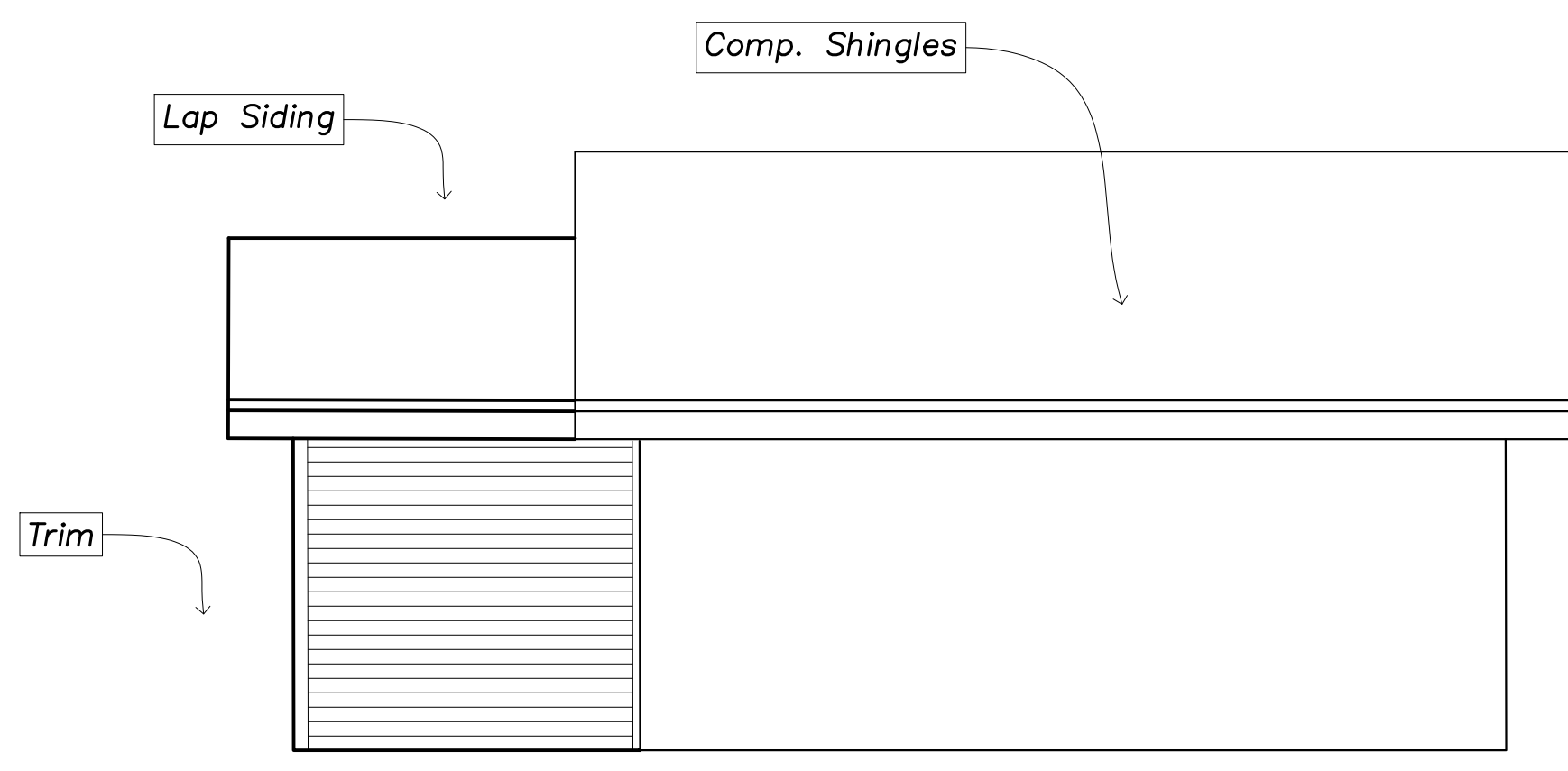
### Section A

0' 4' 8' Scale: 1/4" = 1'



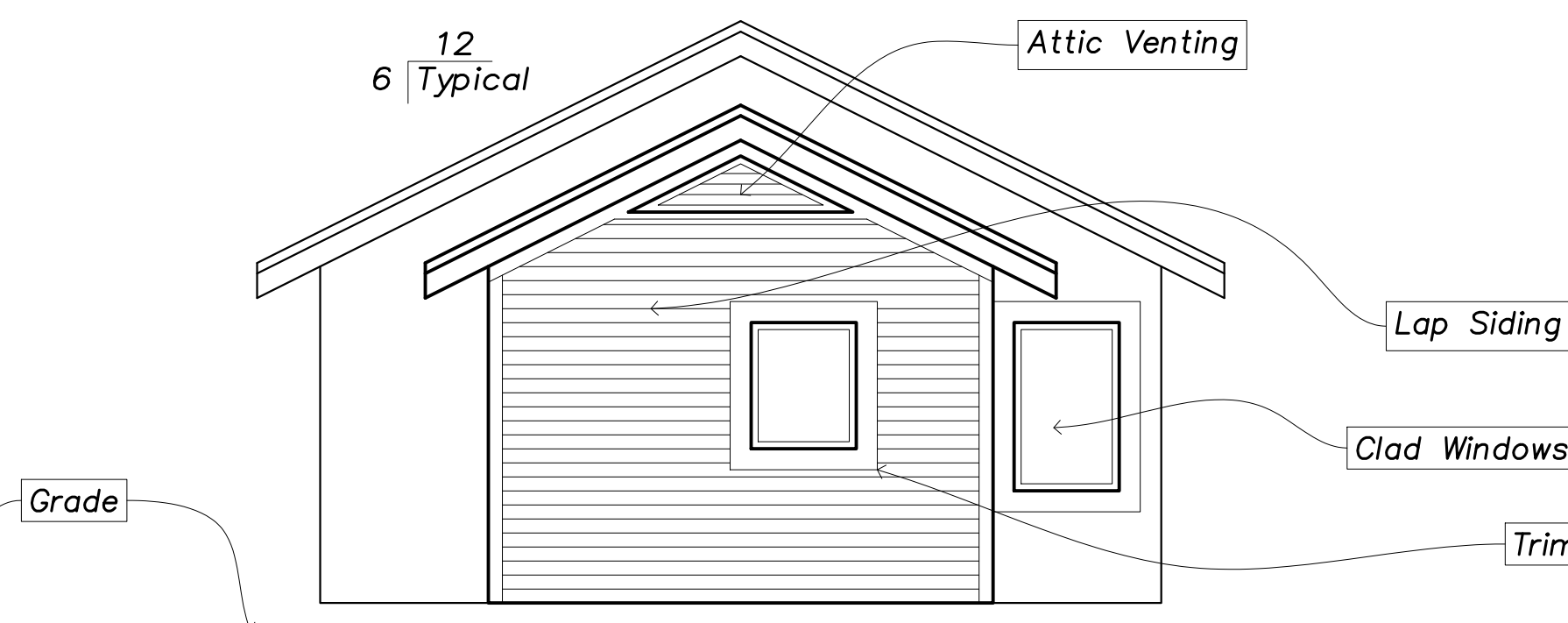
### Section B

0' 4' 8' Scale: 1/4" = 1'



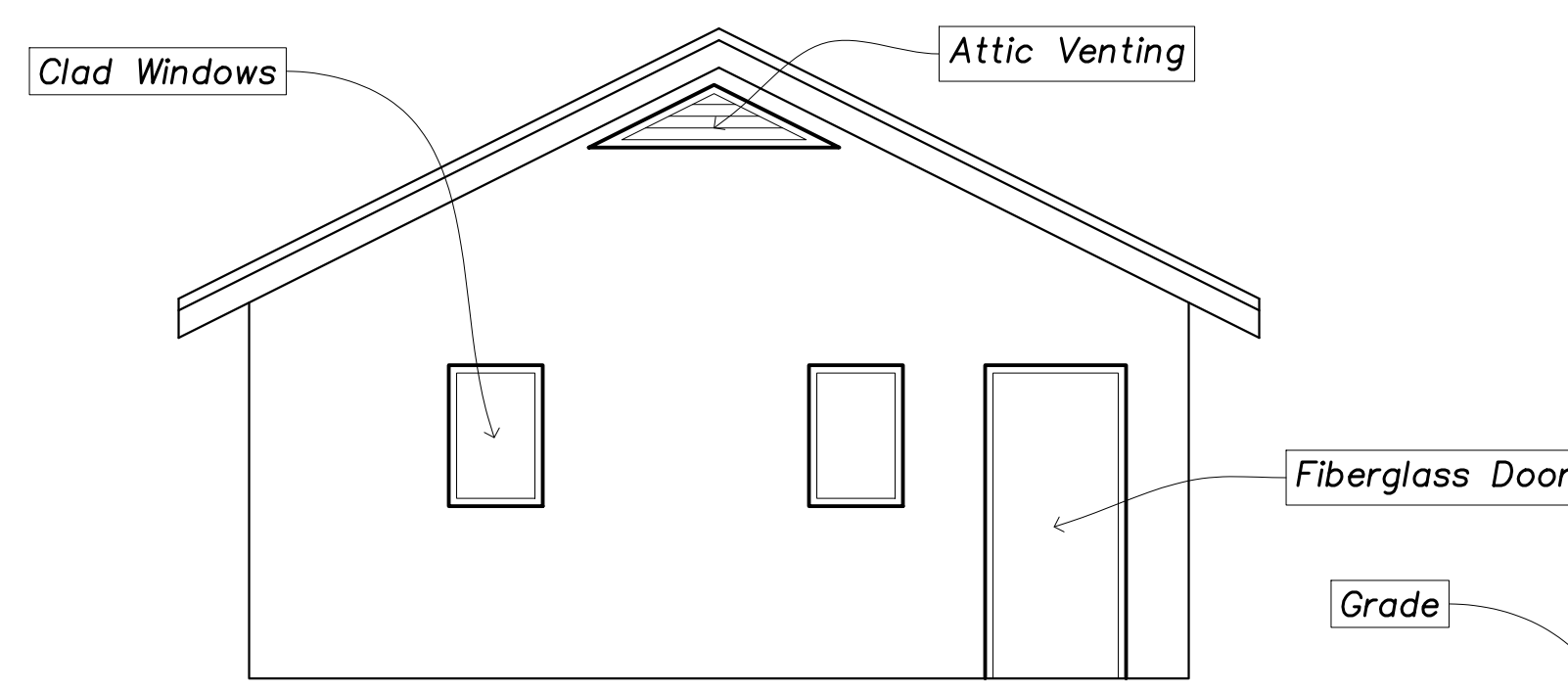
### West Elevation

0' 4' 8' Scale: 1/4" = 1'



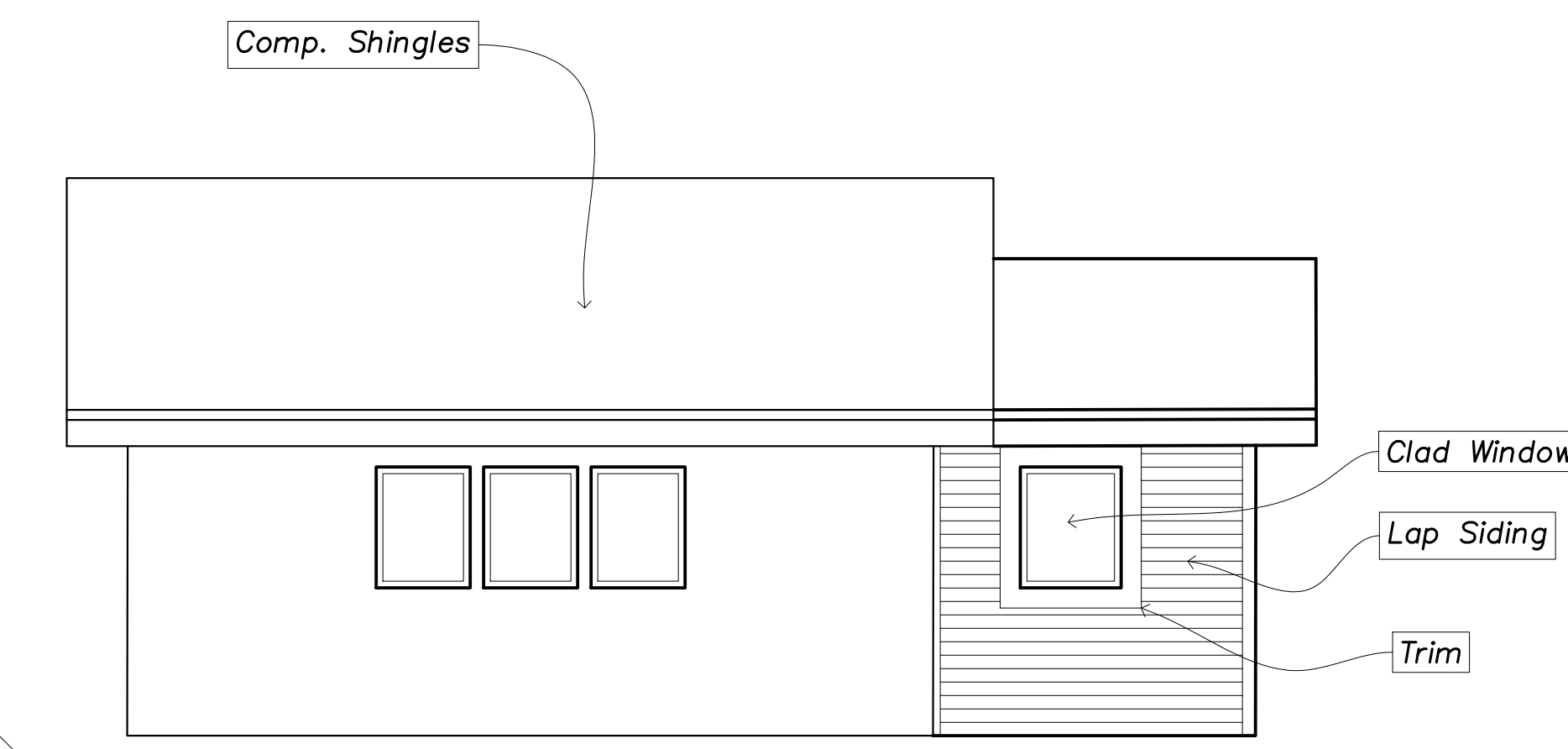
### North Elevation

0' 4' 8' Scale: 1/4" = 1'



### South Elevation

0' 4' 8' Scale: 1/4" = 1'



### East Elevation

0' 4' 8' Scale: 1/4" = 1'

#### SECTION NOTES

**Roof Trusses** – Roof sheathing w/ roof clips over engineered pre-fab roof trusses @24" o.c. with 8" raised heels. Solid blocking between trusses with "V" cuts. R-38 loose fill cellulose insulation and venting baffles near eaves to maintain attic ventilation.

**Attic Venting** – Provide 1.65 square feet [496/300=1.65] of attic ventilation. Use combination of gable end vent (2 vents 60 sq.in. of open area each) and continuous 1" soffit vent (minimum 2 sq. in. per lineal foot) (0.83/56=2.0)

**Eave** – 4/4 x 2 shingle mold over 5/4 x 6 painted wood fascia. Provide 1" wide minimum attic ventilation at continuous soffit vents. Continuous factory finished metal gutters, scuppers and downspouts.

**Exterior Walls, Existing** – Existing siding with asbestos content to remain undisturbed. 2x4 Wood Studs @16" o.c. to remain. Add 2x furring to allow full depth R-21 insulation. Interior side painted 5/8" minimum gypsum wallboard with "light skip trowel" texture and painted.

**Exterior Walls, New** – Painted wood lap siding over building wrap over wall sheathing over 2x6 Wood Studs @16" o.c. with R-21 insulation. Interior side painted 5/8" minimum gypsum wallboard with "light skip trowel" texture and painted.

**Slab On Grade** – Finished flooring over underlayment over 4" concrete slab on grade over vapor barrier over 4" compacted granular fill.

**Foundation** – 8" CMU Stem Wall over continuous concrete footing below frost depth. Provide 2" rigid insulation on stem wall from top of footing.

**Grade** – Maintain minimum 8" above adjacent grade to lowest wood members. Slope grade away from building at 5% for a minimum of ten feet.

#### ELEVATION NOTES

**Comp Shingles** – Class "A" composition shingles 40 yr. Architectural over peel and stick underlayment. Provide 26 ga. metal valley flashing & roof edge.

**Lap Siding** – Painted wood lap siding. 4" exposure. Match existing home/

**Clad Windows** – Metal clad wood windows, Pella, to match existing home. Insulated glass panels with low-E. U value = 0.34 or less.

**Trim** – 5/4 painted pre-primed "smart" board trim. typical. Square cut. 5/4 x 6 over 5/4 x 4 outside corner, 5/4 x 4 inside corner, 5/4 x 6 window trim.

**Fiberglass Door** – Stained exterior door. Two panel with half lite glazing.

**Grade** – Maintain minimum 8" above adjacent grade to lowest wood members. Slope grade 6" window trim away from building at 5% for a minimum of ten feet.

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Elevations

1/4"=1'-0"

# A3