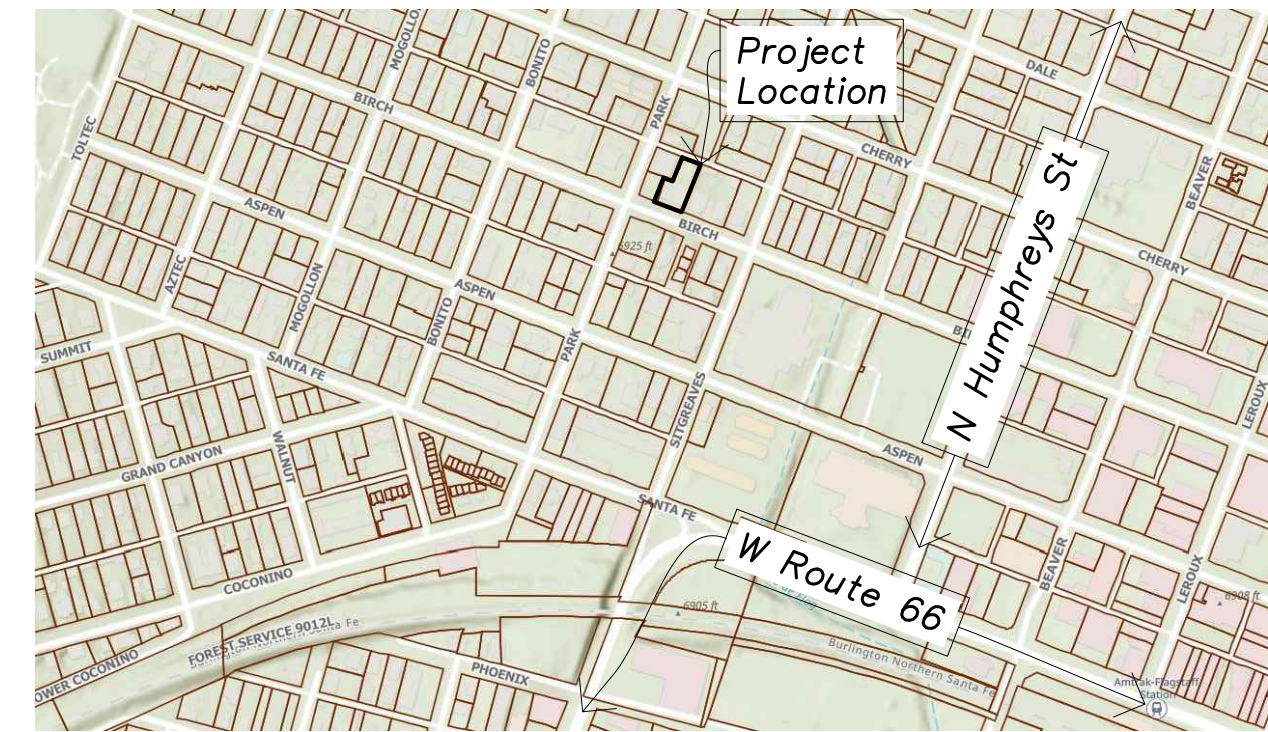


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 Date: 27 Mar 2024
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Vicinity Map

Scale: NTS

PROJECT DATA

Project Name: Giovale Yard Renovation
Narrative: Owners intend to construct improvements to single family home and yard, including new fence, patio, and walkways.
Contact Name: Pete Giovale
Phone Number: 928-380-2023
Email Address: pete@bellyroles.com
Mailing Address: 416 W. Birch Ave., Flagstaff AZ 86001

SITE SUMMARY

Project Address: 416 W. Birch Ave., Flagstaff AZ 86001
Subdivision: Flagstaff Townsite Blk 3D Lots, 8,9& part of 10
Parcel No: 100-11-015-A
Parcel Size: 0.19 Acres
Zoning: CC-Community Commercial or T4 Transect
Proposed Use:
Setbacks: Front: 0' Intr. Side: 5' Rear: 15'
Height: Allowed: Existing: Proposed:
Lot Coverage: Allowed: Proposed:
Agency: City of Flagstaff
Outdoor Lighting: Zone: 2 Allowable:
Flood: Zone: X (Unshaded) Map: 6809 Elevation: 6916

BUILDING AREAS

First Floor: 3,498 sf

DRAWING INDEX

- A1.0 Cover and Site Plan
- A1.1 Yard Plan
- A2.0 Floor Plan
- A2.1 Foundation, Framing and Details
- A3.0 Fence Elevations
- A4.0 General Notes

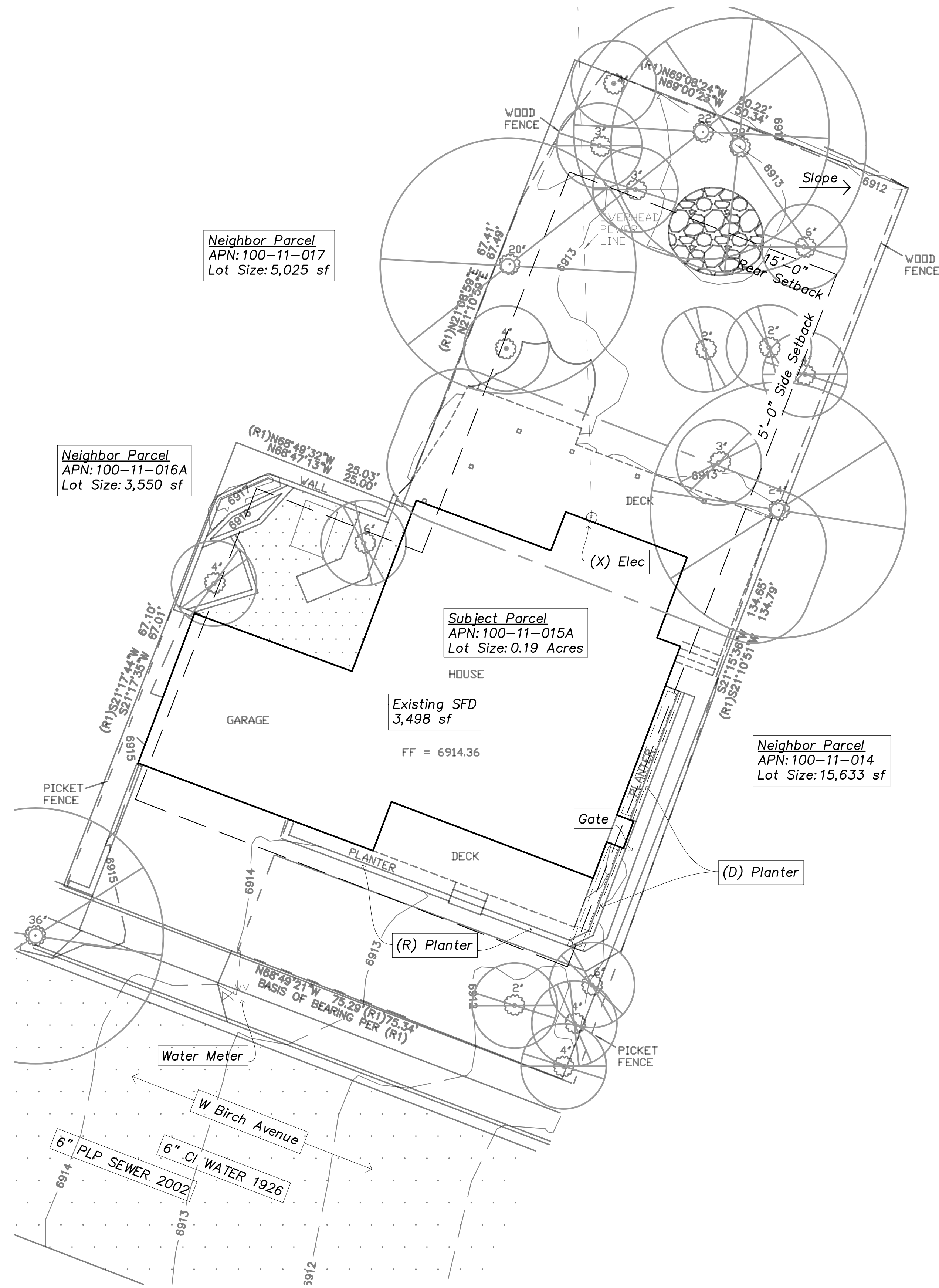


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Giovale Yard Renovation
416 W. Birch Ave.

Cover Sheet
 & Site Plan
 1"=10'

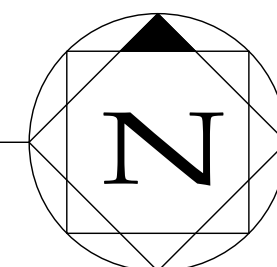
A1.0

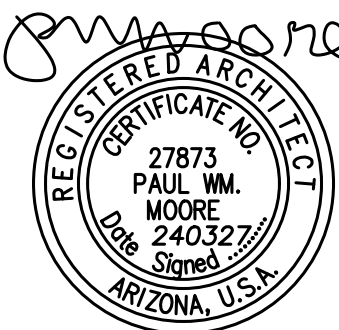


Site Plan

Site Plan based on Arizona Land Solutions survey # 23-058 dated 6/28/23

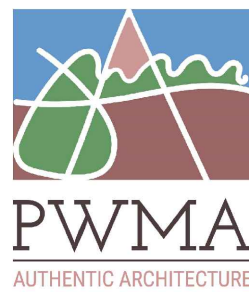
0' 10' 20' 50' Scale: 1" = 10'





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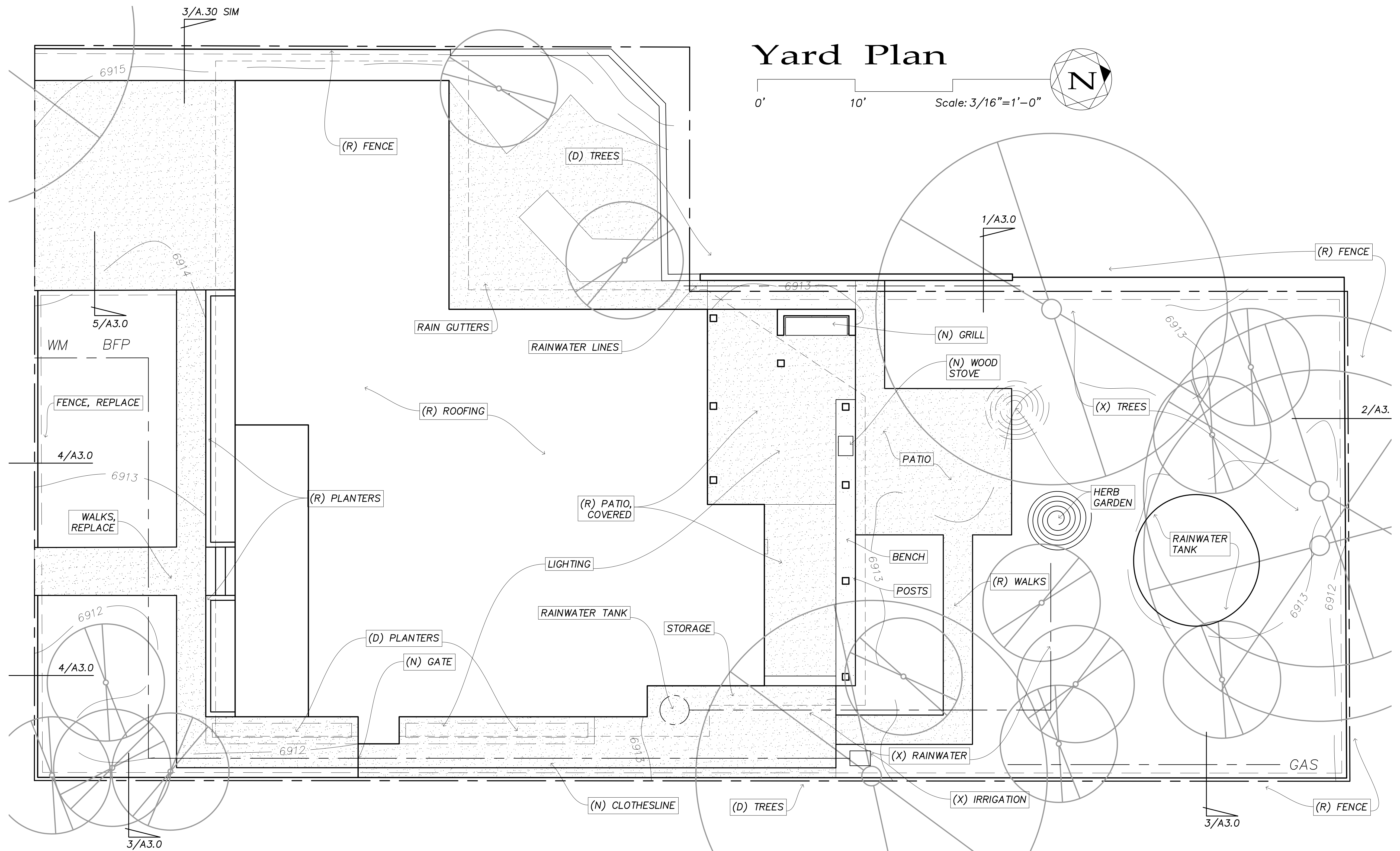
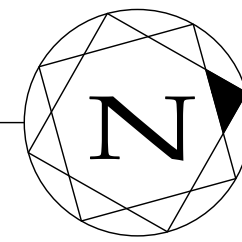
Giovale Yard Renovation
 416 W. Birch Ave.

Yard Plan
 3/16"=1'

A1.1

Yard Plan

0' 10' Scale: 3/16"=1'-0"



PLAN KEYNOTES
 (D)=Demo, (M)=Move, (N)=New, (R)=Replace, (X)=Existing to remain.

(D) TREES Existing Trees to be Removed.
 (D) PLANTERS Existing Brick Planter to be Demolished and Removed.

(M) HERB GARDEN Relocate Herb Garden Spiral. Protect from damage. Coordinate with Owner.

(N) BENCH New Bench faced with Flagstone drystack on edge. See Detail.
 (N) CLOTHESLINE New Metal Clothesline. Location to be determined.

(N) GATE New Metal Gate. See images for examples. Details to reference La Posada.
 (N) GRILL New walled surround and hinged metal cover for Natural Gas Grill. See Detail.

(N) LIGHTING New Exterior Lighting.
 (N) PATIO New Patio on Grade. Pavers and Flagstone on Concrete. Location to be determined.

(N) STORAGE New Metal Tool Storage Box.
 (N) WOOD STOVE New wood stove and chimney to 3 ft above adjacent roof.

(R) FENCE Existing Fence to be demolished and removed. Provide new site wall and metal fence. See Elevations and

Details.
 (R) PATIO, COVERED Replace existing decking with new Patio on grade. Existing roof to remain. Provide new structural Posts and finish to be similar to front porch posts.
 (R) PLANTERS Existing Brick Planters to be Replaced with new Concrete Wall.
 (R) POSTS Provide new structural Posts and finish to be similar to front porch posts.
 (R) RAIN GUTTERS Reconfigure Rain Gutters to improve roof drainage and manage rainwater collection.
 (R) ROOFING Existing Roofing to be replaced with new.

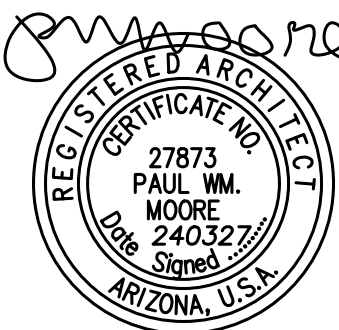
(R) WALKS Replace Existing walkways. Concrete slab on grade.

(X) IRRIGATION Existing backflow preventer and Irrigation lines to remain. Protect from damage.

(X) RAINWATER TANK Rainwater storage tank to remain. Protect from damage.

(X) RAINWATER LINES Existing rainwater collection lines to remain. Protect from damage. Relocate, as necessary.

(X) TREES Existing Trees to Remain.



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Giovale Yard Renovation
416 W. Birch Ave.

House Plan
1/4"=1'-0"

A2.0

HOUSE PLAN KEYNOTES

(D)=Demo, (N)=New, (R)=Replace, (X)=Existing to Remain

(N) Bench
New Concrete Bench.

(N) Kitchen
New Outdoor Kitchen. Concrete Wall. Top of Wall at 108'-". New natural gas BBQ.

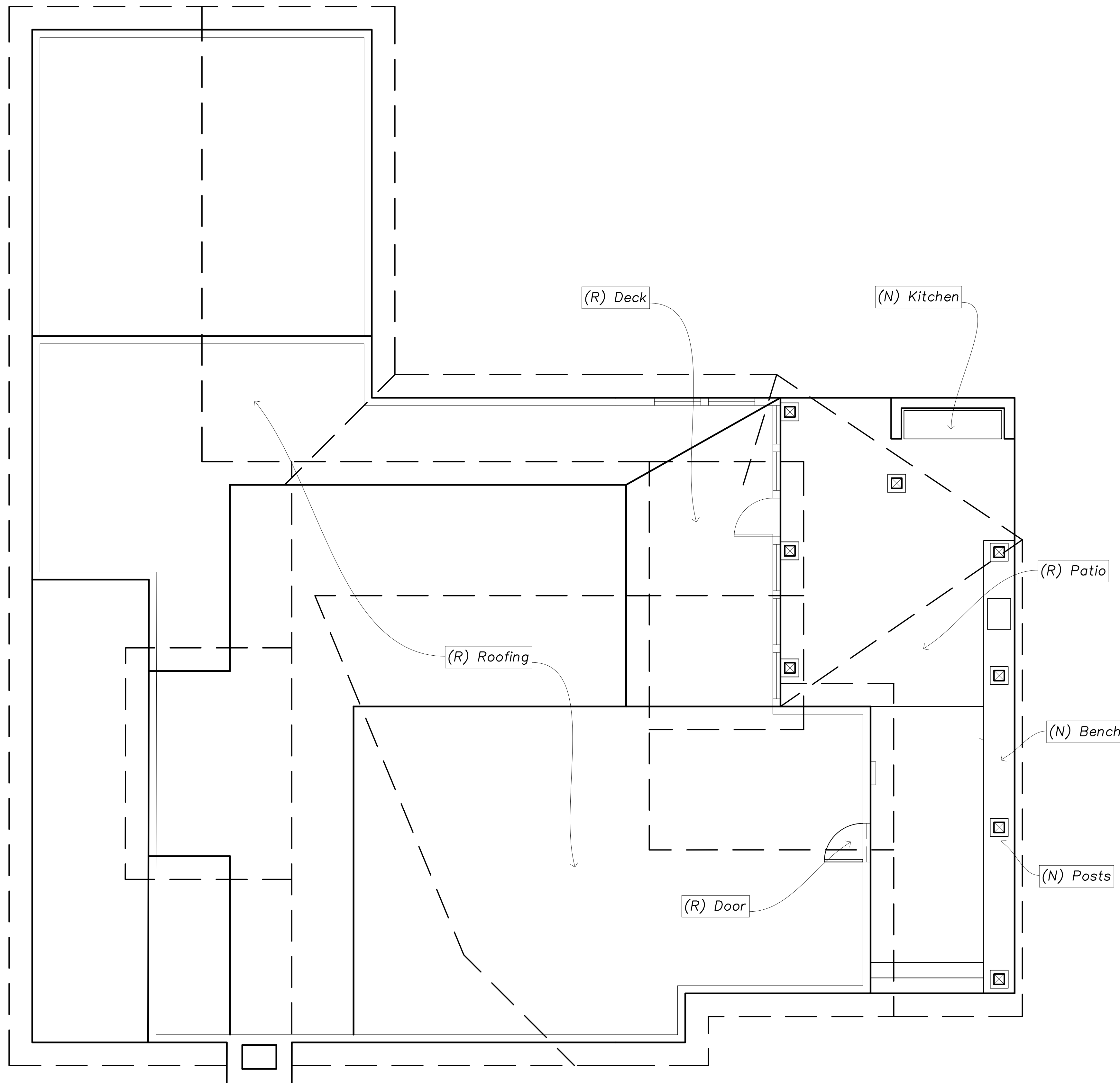
(N) Posts
Replace existing Patio Roof Posts with new Wood Post per Framing Plan. Wrap Post with painted wood trim to match existing Front Porch Posts.

(R) Deck
Replace existing second floor Deck with new waterproof coating. Existing structure to remain.

(R) Patio
Demolish existing wood deck and replace with new concrete slab on grade.

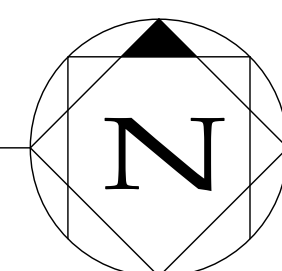
(R) Roofing
Replace existing roofing with Metal Roofing on the entire House and Garage.

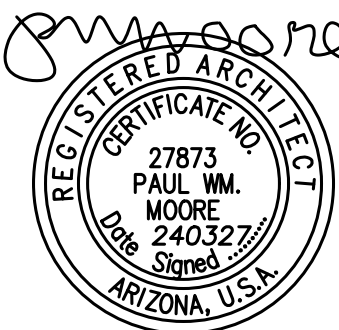
(R) Door
Replace existing window opening with new door.



Floor Plan

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





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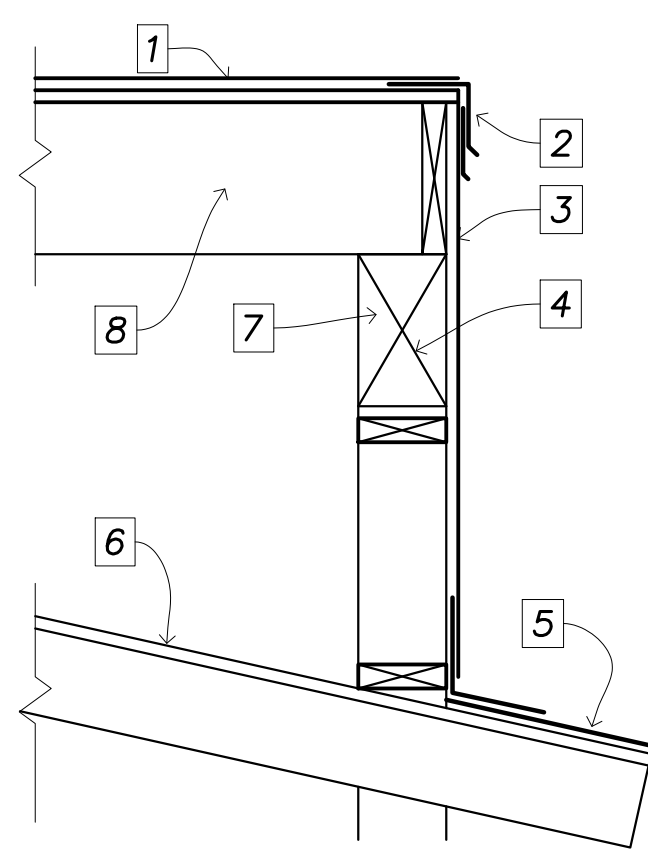


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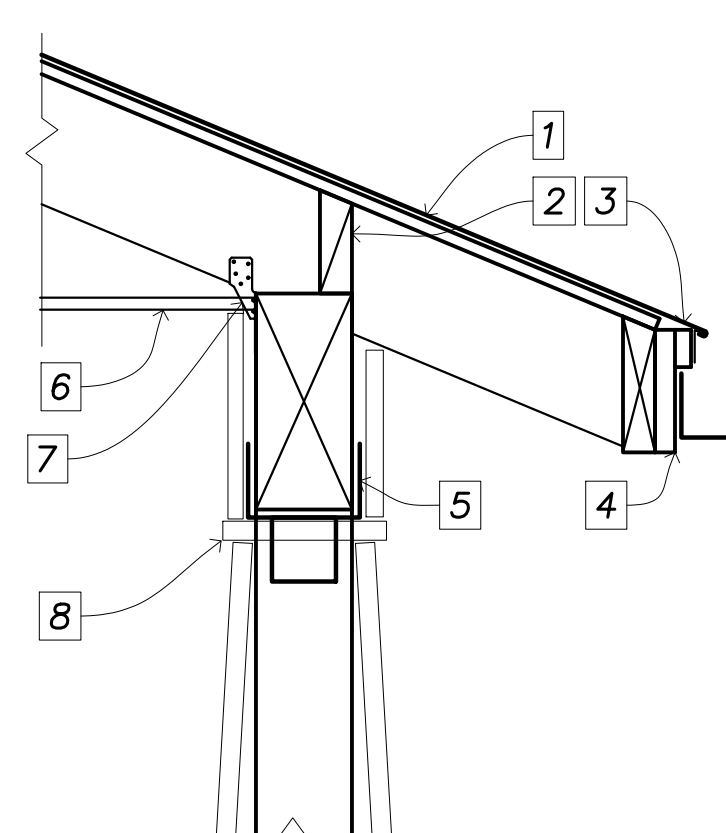
Foundation and Framing Plans
1/4"=1'-0"

A2.1



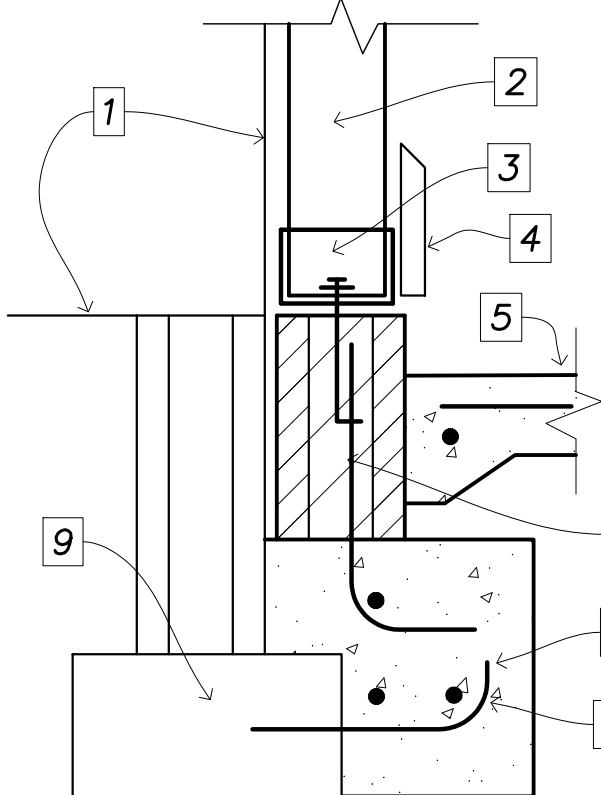
1 Existing Deck
SCALE: 1" = 1'-0"

1. New Waterproof Deck Coating over new Deck Sheathing over existing Deck Framing.
2. Fully Flashed and Counter-Flushed.
3. New Painted Wall Sheathing.
4. New non-bearing wall framing to close in underside of existing Deck.
5. New Metal Roofing. Fully Flashed.
6. Existing Roof Framing. No Structural changes.
7. Existing Deck Beam.
8. Existing Deck Framing. No Structural changes.



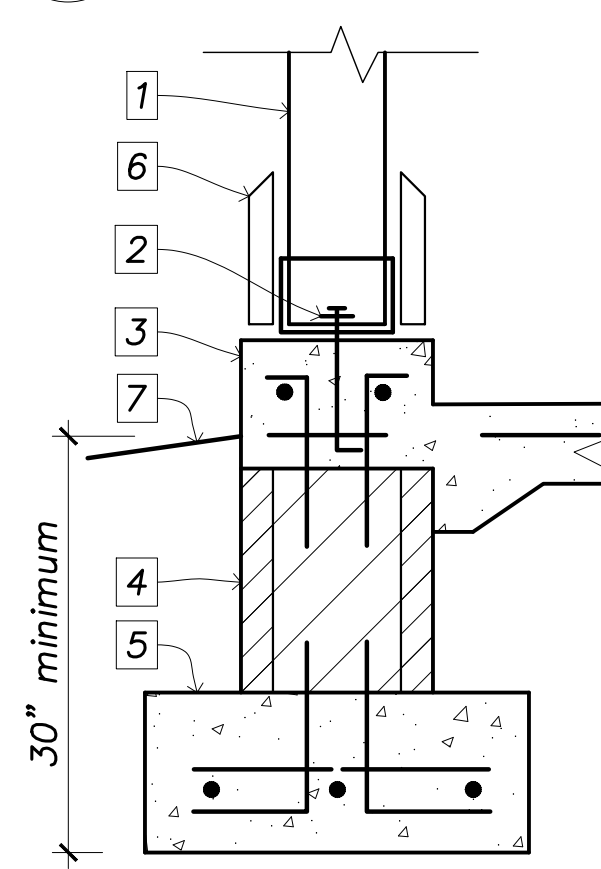
2 Porch Post and Beam
SCALE: 1" = 1'-0"

1. Metal roofing over underlayment over roof sheathing over 2x8 @ 24" oc
2. Solid blocking full height.
3. Metal drip edge, gutter and downspouts.
4. 4/4 x 2 shingle mold over 5/4 x 8 fascia over 2x sub-fascia. Match existing.
5. 6x6 DFL#1 post with Simpson PC66.
6. New ceiling on existing framing.
7. Simpson H2.5A at each joist.
8. Painted Wood Trim to match existing Front Porch posts.



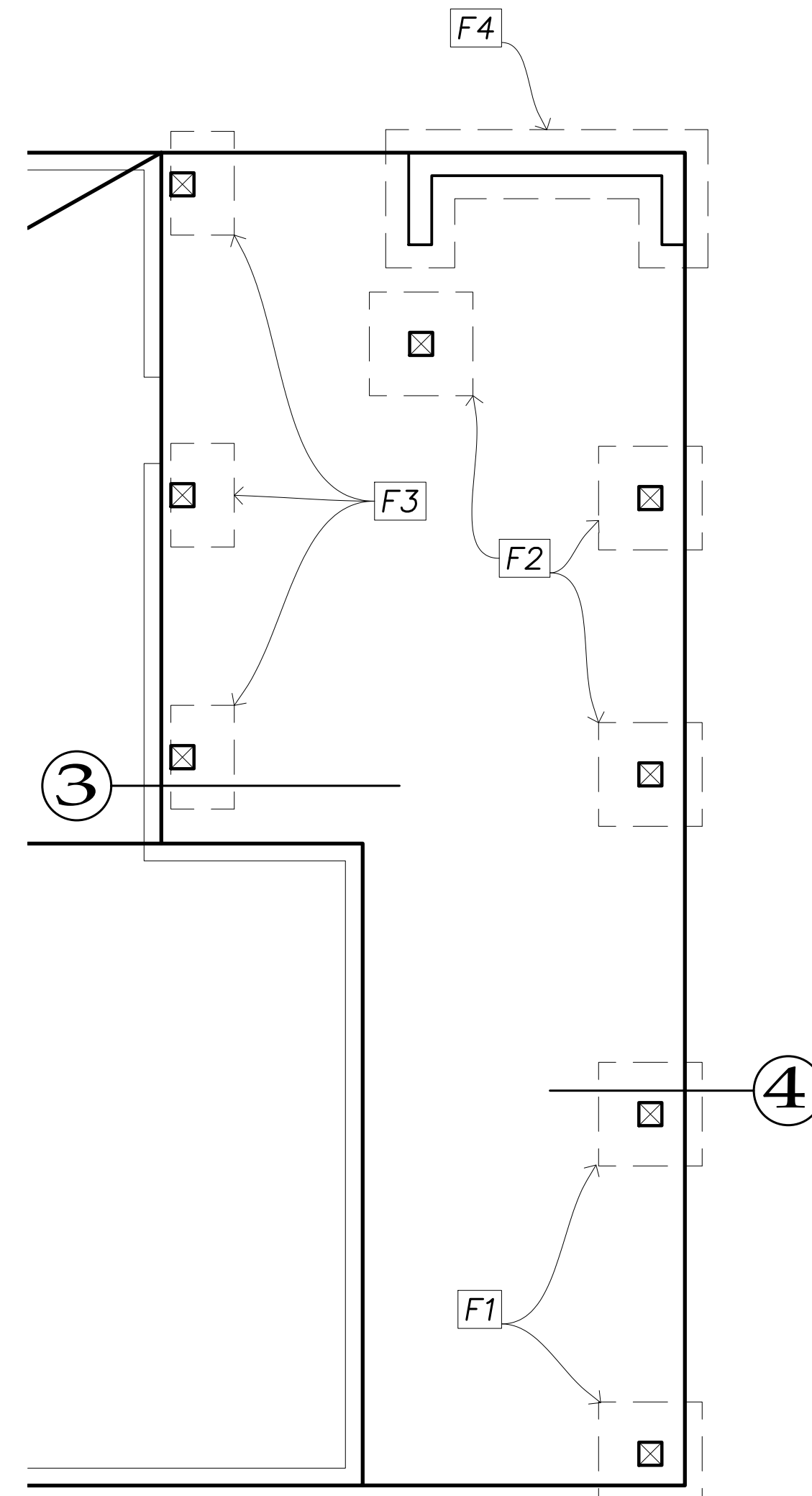
3 Post Footing at House
SCALE: 1" = 1'-0"

1. Existing House.
2. Replace existing Wood Post with new 6x6 DFL #1 Wood Post.
3. Simpson ABU66Z with 1" stand-off and anchor bolt and fasteners per manufacturer.
4. Painted Wood Trim.
5. New Concrete Slab on Grade Patio.
6. 8x16 solid grouted CMU Pier with (1)#4 Bar each cell with ACI Standard Hook, as shown.
7. Footing Size and Reinforcing per Foundation Plan. Pour concrete over top of existing footing with minimum of 8" thickness.
8. Foundation Reinforcing with ACI Standard Hook. Embed 5" into existing footing with Simpson Set-3G Adhesive.
9. Existing Foundation.



4 Post Footing
SCALE: 1" = 1'-0"

1. 6x6 DFL #1 Wood Post
2. Simpson ABU66Z with 1" stand-off and anchor bolt and fasteners per manufacturer.
3. 12" wide concrete bench
4. 12" square CMU pier with (2) #4 vertical, solid grouted.
5. Footing Size and Reinforcing per Foundation Plan.
6. Painted Wood Trim to match existing Front Porch Posts.
7. Grade, slope away.
8. Thickened edge at Patio slab.



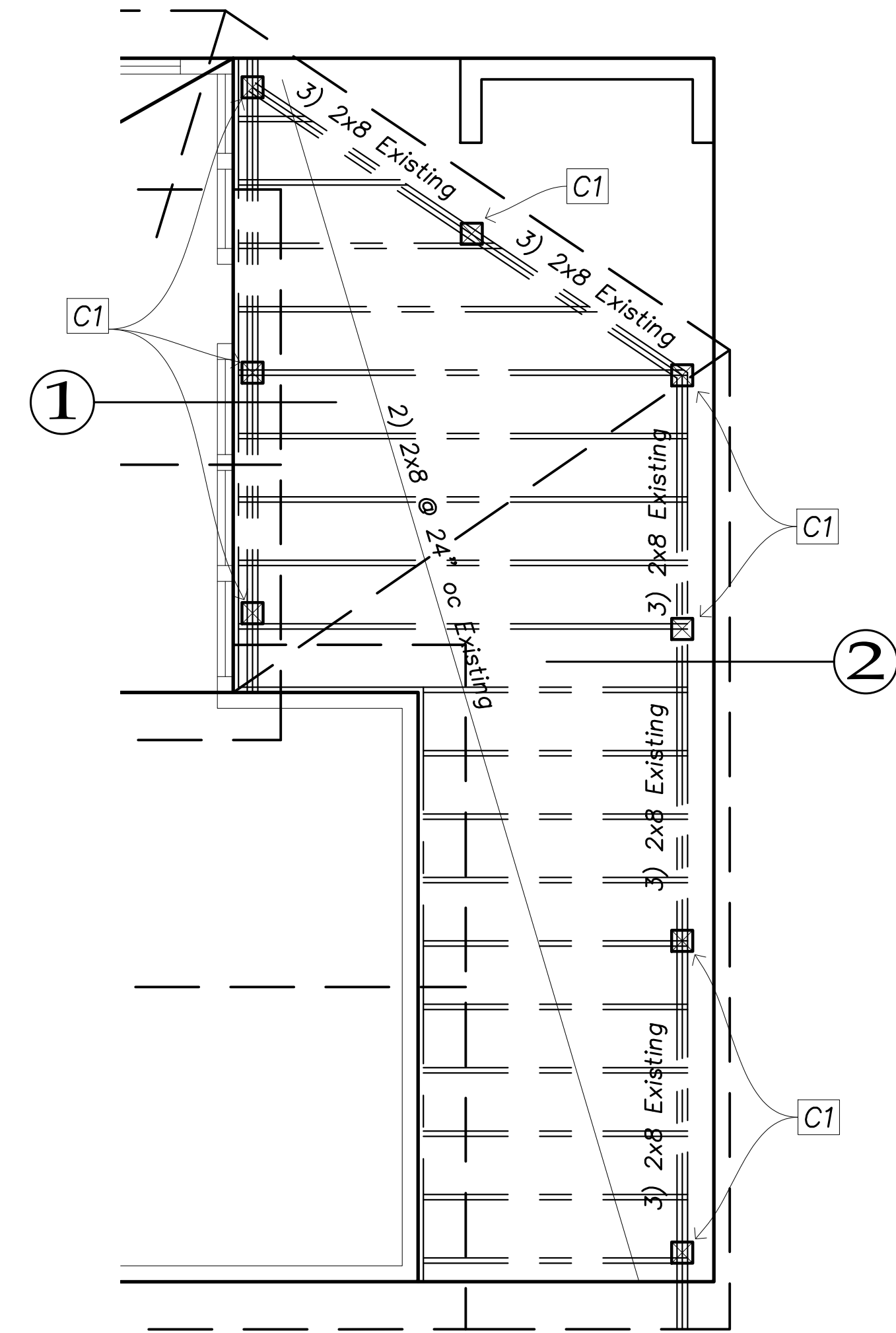
Foundation
Scale: 1/4" = 1'-0"
N

F1
2'-0" x 2'-0" x 10" Concrete Footing with (3) #4 each way. Simpson ABU66Z Post Base.

F2
3'-0" x 3'-0" x 10" Concrete Footing with (4) #4 each way. Simpson ABU66Z Post Base.

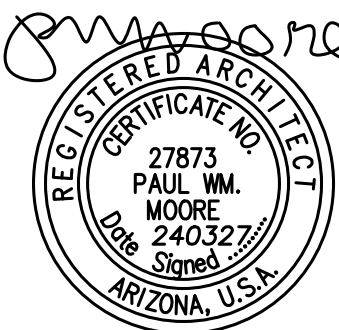
F3
4'-0" x 1'-0" Concrete Footing with (2) #4 longitudinal and (5) #4 transverse. Simpson ABU66Z Post Base.

F4
2'-0" x 10" continuous Concrete Footing with (4) #4 and #4 @ 12" on center, Hooked into footing. Alternate Direction. 8" Concrete Wall with #4 @ 12" o.c. each way.



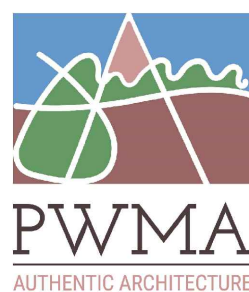
Framing
Scale: 1/4" = 1'-0"
N

C1
Replace existing Wood Posts with 6x6 DFL#1 Wood Posts. Simpson ABU66Z Post Base. Simpson PC66 Post Cap.



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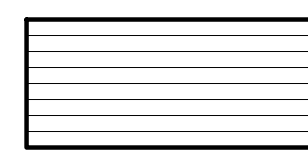
Giovale Yard Renovation
 416 W. Birch Ave.

Elevations
 1/4"=1'-0"
A3.0

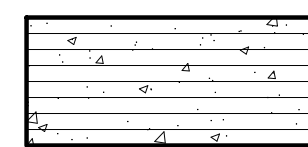
FENCE ELEVATION KEYNOTES
 (N)=New, (X)= Existing to Remain

Limit
 Limit Height of Fence to 6 ft. above grade in Rear Yard and 3 ft. above grade in Front Yard. Step top of Fence in 8" increments per Elevations.

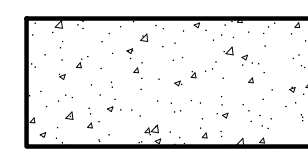
- (N) Fence
New Metal Fence.
- (N) Skirt
New Concrete Skirt. Top Elevation to match House Floor Elevation,
- (N) Wall
New Concrete Wall.
- (X) Grade
Existing Grade to remain, as is. Dashed Line represents Grade on opposite side of wall.
- (X) Tree
Existing Tree. Interrupt Metal Fence or span between Concrete Walls to avoid damage to tree roots.
- (X) Walk
Existing Walk. Interrupt Concrete Wall at entry walk.
- (X) Wall
Existing CMU Retaining Wall to remain.



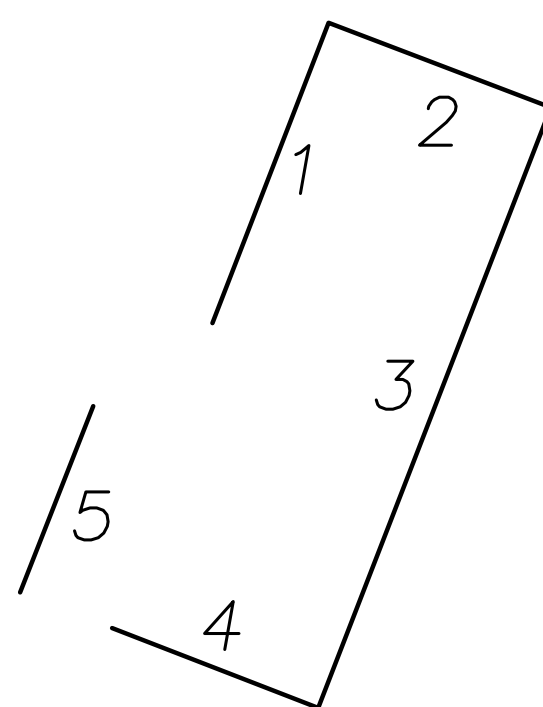
Metal Fence



Concrete Wall Formed with Metal



Concrete Skirt Rough Texture.

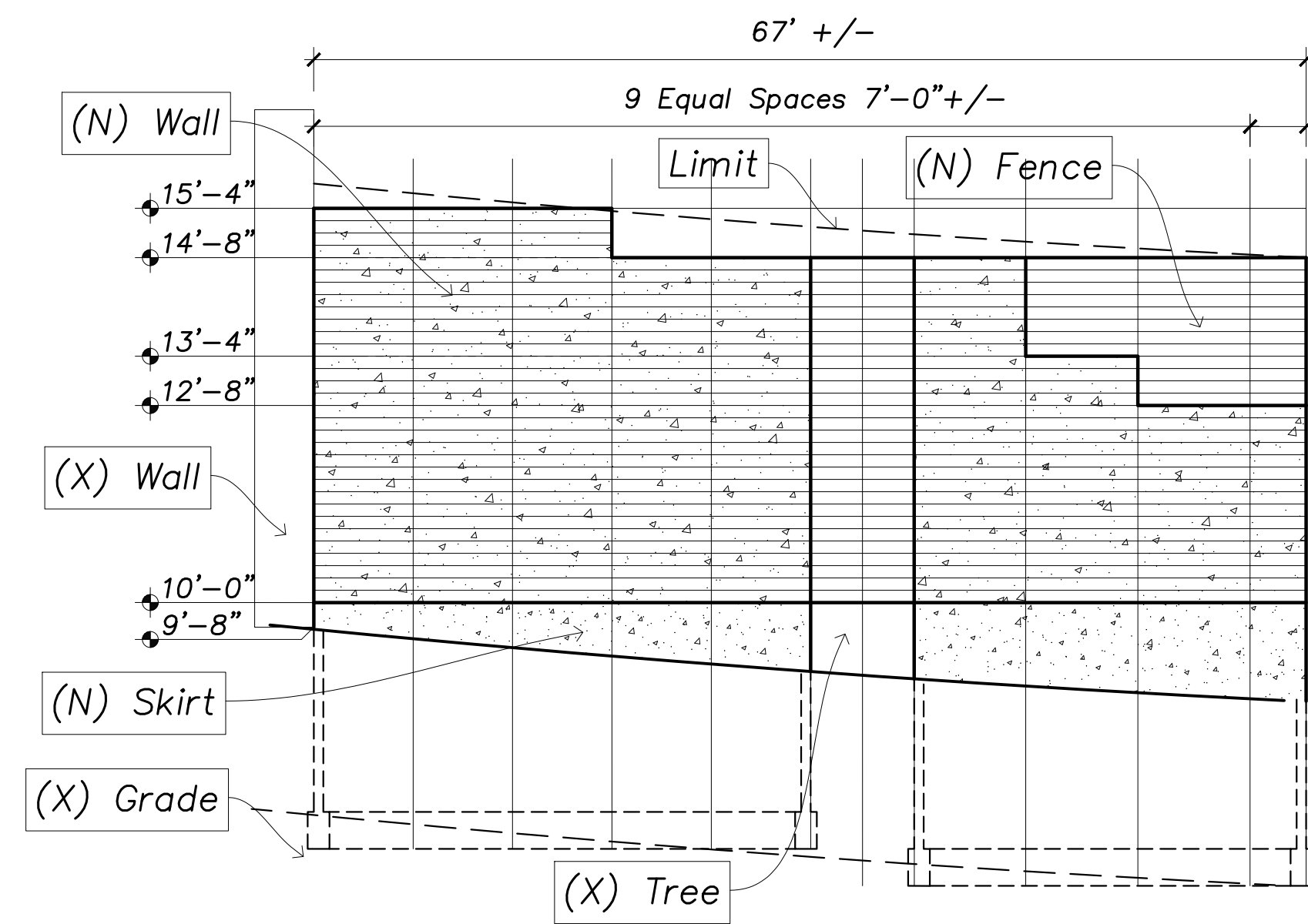
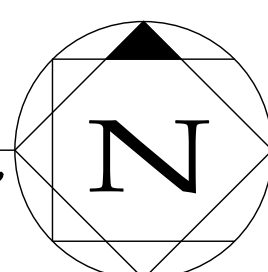


10'-0" = 6914.36'
 House Floor Elevation

Note: Vertical and Horizontal scales are different for clarity.

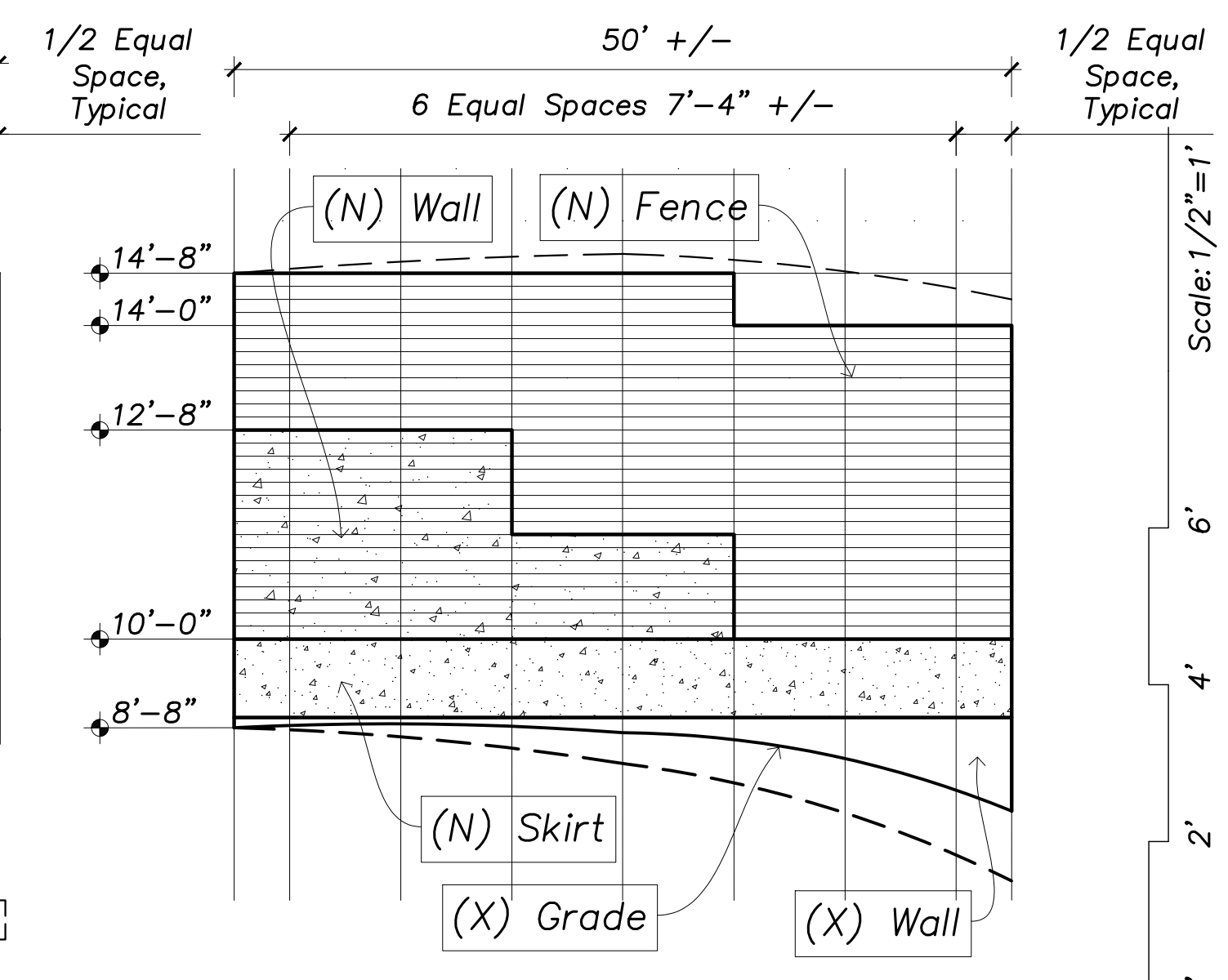
Key

Scale: 1" = 40'



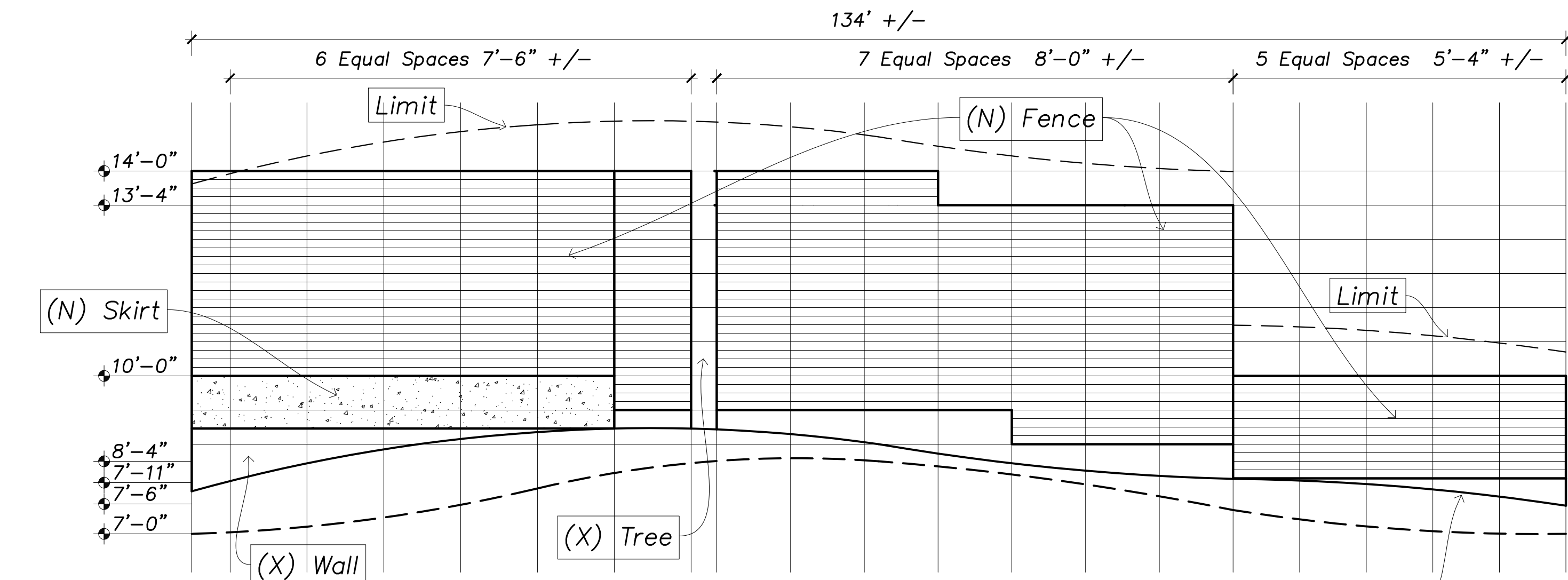
Elev. 1

Scale: 1"=10'



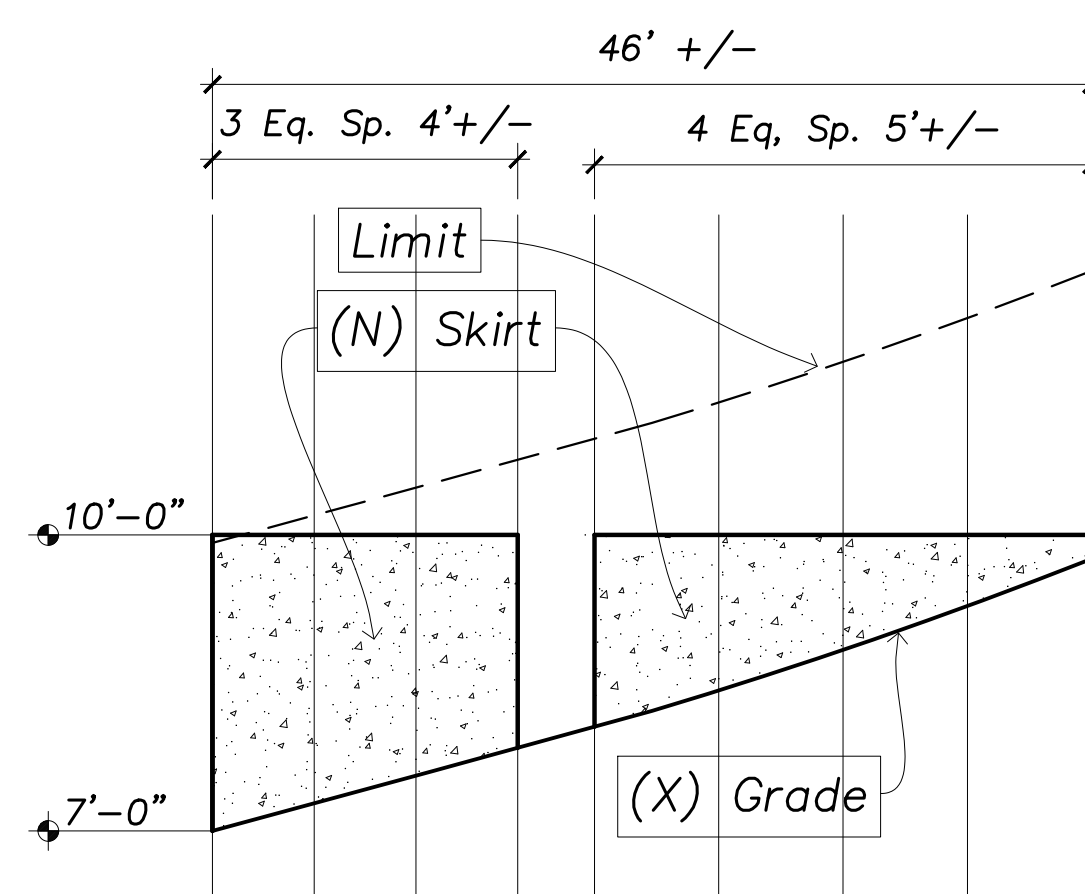
Elev. 2

Scale: 1"=10'



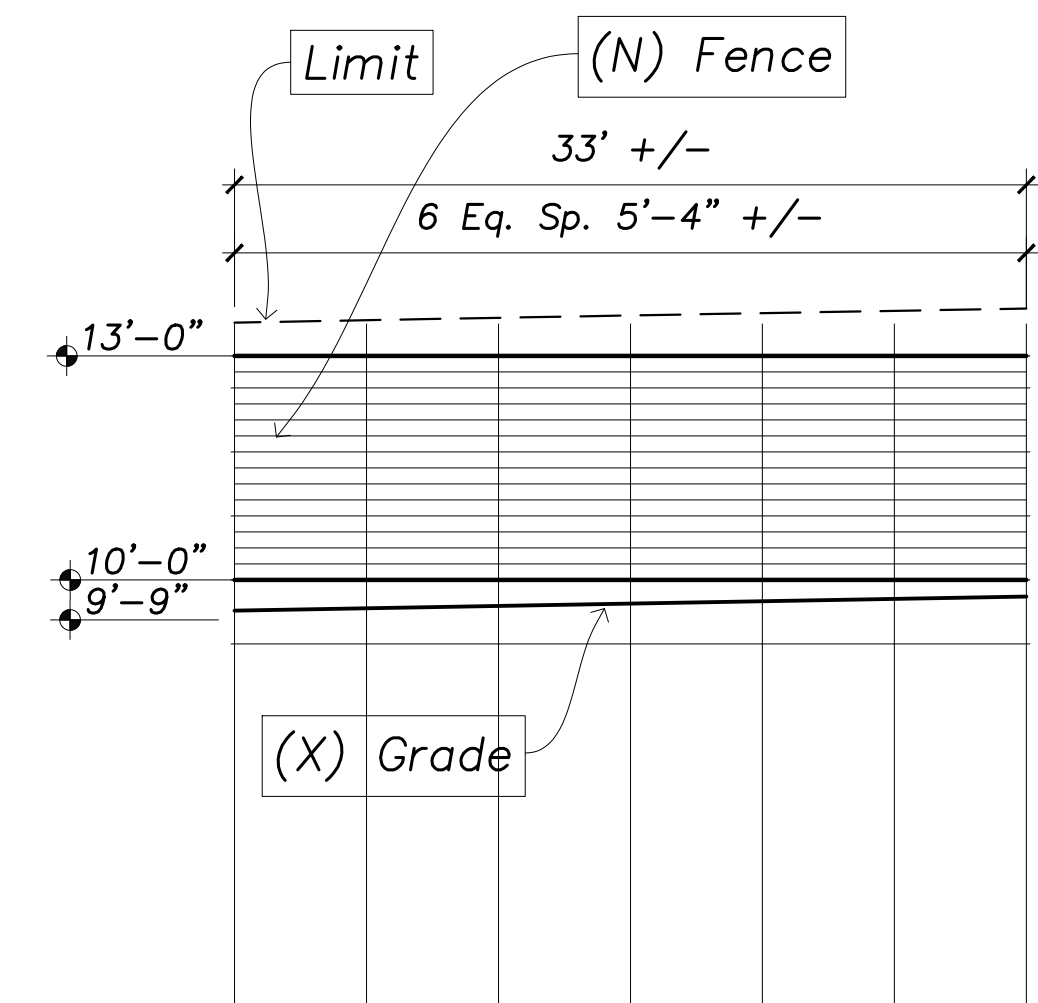
Elev. 3

Scale: 1"=10'



Elev. 4

Scale: 1"=10'

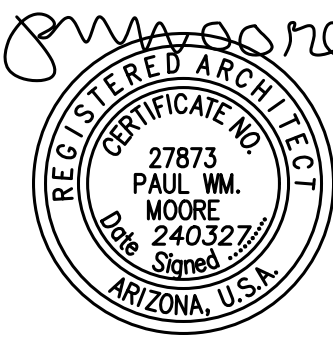


Elev. 5

Scale: 1"=10'

Scale: 1/2"=1'
 0' 2' 4' 6'

Scale: 1/2"=1'
 0' 2' 4' 6'



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Notes

Not to Scale

A4.0

General Notes

Materials of Construction:

- Structural Lumber #2 Douglas Fir, UON
- Concrete F'C = 3000 PSI (28 DAYS)
- Grout F'C = 2000 PSI
- Cement ASTM. C150, TYPE II
- Concrete Aggregate ASTM. C33
- Reinforcing Steel ASTM. 615, GRADE 40
- Structural Steel ASTM. A36
- Bolts ASTM. 307

100. General Notes

- 101. All work shall comply with Federal, State, and local Codes and ordinances.
- 102. The Contractor shall verify all dimensions prior to starting work and shall notify the Architect of any discrepancies or inconsistencies in the plans.
- 103. Details take precedence over General Notes.
- 104. Dimensions take precedence over scale shown at drawing title.
- 105. Immediately notify the Architect of any undocumented and/or unanticipated conditions or any discrepancy between these drawings and existing conditions.
- 106. Dimensions are to face of studs and center of windows, unless otherwise noted.
- 107. When specific products or brand names are indicated, other products of equal performance and structural properties may be used, if approved by the Owner.
- 108. Construction materials shall be placed so that loads do not exceed design live loads.

200. Site Work

- 201. Positive drainage shall be provided away from the building exterior. Exterior paved areas adjacent to the building shall have a positive slope of 1/4 inch per foot minimum. Soils shall have a positive slope of 5% for a minimum distance of 10 feet.
- 202. Site drainage shall not be blocked by temporary storage of construction materials or equipment.
- 203. The Owner is responsible for identification of all property lines & for not building upon any easements.
- 204. Verify location and acceptability of existing utilities prior to start of construction. The Contractor shall make reasonable effort to locate and protect all existing and temporary utilities, property and work of other trades to avoid damage or personal injury.
- 205. The Contractor shall investigate the site during clearing, earth work, and footing excavation operations for buried structures, such as septic tanks, cisterns and foundations. Notify the Architect if any such items are found. The Contractor shall verify suitability of existing soils for bearing capacity and contact a Geotechnical Engineer when presence of expansive clay or rock is detected.
- 206. Remove all wood, grass, shrubs, concrete slabs, concrete footings and any other solid debris in the area of new construction.
- 207. Remove all unused underground pipes within 4' of any footing.
- 208. All stumps and roots shall be removed from the soil to a depth of at least 12" below the surface in the area to be occupied by proposed structures.
- 209. Dispose of all debris and waste in such a way that will not allow it to be transferred loosely to other areas on or around the site.
- 210. Protect from damage all existing features to remain, including all vegetation, paving, curbs and walks.
- 211. Fill below concrete slabs shall be granular non-expansive soil compacted to 90% relative compaction.
- 212. Utility trench backfill shall be mechanically compacted in layers similar to other fill materials.

300. Concrete

- 301. Footings, poured stems and interior slabs to be 3000 psi concrete.
- 302. Exterior flatwork to be min. 3000 psi concrete with 5 - 7% air entrainment.
- 303. Slabs on grade shall be at least 3-1/2" thick with 6 x 6 10/10 WWM or #3 @ 24" o.c.
- 304. All footings and thickened slab footings shall bear on firm natural soil or compacted engineered fill as indicated on the construction drawings and in accordance with the soils report at least 30" below grade.
- 305. All footing bottoms shall be level and cleared of all loose material prior to concrete placement.
- 306. Reinforcing steel shall be accurately placed and positively secured and/or supported by concrete blocks, metal chairs, spacers, or hangers, lap splices shall, in no case, be less than 30 bar diameters.

307. Typically concrete coverage of reinforcing shall be as follows:

- Concrete cast against earth.....3"
- Exposed to weather larger than #5.....2"
- #5 and smaller.....1-1/2"

308. Use expansion joints and control joints as necessary.

309. All wood forms used in placing concrete, and other temporary supports for construction, shall be removed before the structure receives final approval.

400. Masonry

- 401. Masonry work shall conform with all applicable codes.
- 402. Hollow concrete masonry units shall conform to ASTM C90 Grade N, type 1, Fm=1500 psi, all mortar shall be type S or M. (Type N shall not be allowed) minimum compressive strength shall be 1800 psi.
- 403. Grout minimum compressive strength shall be 2000 psi.
- 404. Units shall be placed in running bond unless otherwise shown. Grout solid all masonry units below grade.
- 405. Mechanically vibrate or hand rod all grout in vertical spaces immediately after placing. Provide cleanouts if grout lift exceeds 4'-0". Maximum grout lift shall be 8'-0" unless otherwise noted on the plans.
- 406. Unless noted otherwise on plans, place control joints in masonry walls such that no straight run of wall exceeds 24'-0".
- 407. All reinforced steel deformed bars shall be Grade 40. All steel shall be secured in place to prevent displacement during grouting. Provide continuous reinforcement wherever possible. Stagger splices where possible.
- 408. Vertical reinforcing:
 - #4 bars at 32 inch o.c. unless noted otherwise.
 - 4 - #4 bars in columns unless noted otherwise.
 Provide one vertical rebar at all corners and two rebar at ends of walls.

- 409. Distribute column bars at corners of columns and surround with 1 inch minimum grout. Locate single wall bars in center of grout at centers of wall. Extend continuous for full height of wall or column. Locate one bar at all corners, intersections, wall ends, and each side of control joints unless otherwise shown. Lap splices shall be 40 bar diameters for grade 40 bars. Dowel foundation with vertical reinforcing to match wall or column reinforcing.
- 410. Horizontal reinforcing: 2 - #5 bars top of wall unless noted otherwise.
- 411. Extend bond beam steel continuous through slab at door openings. Provide continuous connection to vertical reinforcement at any discontinuous horizontal run. Lap splices shall be 40 bar diameters for grade 40 bars. Provide reinforcing steel angles at corners with 40 bar diameter laps and minimum bend diameter per uniform building code.
- 412. No masonry shall be laid when the outside air temperature is below 40 degrees F unless acceptable protection is provided to prevent freezing for 48 hours.
- 413. Foundations supporting wood shall extend at least 8" above adjacent finish grade.
- 414. Anchor bolt requirements: 1/2" x 10" long and embedded 7", placed 4' o.c. and 12" from corners, maximum and 1 on each side of doors and a minimum of 2 per sill plate.

600. Wood Framing

- 601. Lumber for beams, headers, rafters and joists are to be #2 Douglas Fir / Larch, used at 19% maximum moisture content, unless noted otherwise.
- 602. All wood in contact with masonry or concrete, which is in contact with earth, and sills / plates or ledgers which rest on masonry foundations, shall be factory treated wood.
- 603. Exterior walls are to be 2x6 @ 16" oc, fully sheathed.
- 604. Provide 2 x 6 framing for plumbing walls to accommodate drilling and notching of vents and piping.
- 605. Where top or bottom plates are cut for plumbing, heating, or other pipes, a metal tie 1/8" thick and 1-1/2" wide shall be fastened to the plates across and to each side of the opening with not less than (4) 16d nails.
- 606. Trusses and joists shall have solid, 2 x blocking at bearing. Additionally, trusses or joists shall have Simpson H3 or equivalent connectors at each truss (typical).
- 607. Blocking is required under partition walls for proper plate nailing for wood floor systems. Double joists under parallel bearing partitions.
- 608. All joists, headers, beams, and rafters shall have a minimum solid bearing of 1-1/2" at each end, unless otherwise noted.
- 609. All headers and beams spanning 6'0" or more are

- to have two studs or metal framing anchor bearing support at each end.
- 610. All interior openings 4'-0" wide or less shall have a minimum header of two 2 x 4 on edge. All exterior openings shall have a minimum header of two 2 x 6's, unless otherwise noted.
- 611. Joists framing from opposite sides of a beam or partition shall lap 3" min. Or provide 3/8" plywood scabs on one side 12" long.
- 612. Provide solid blocking at supports for joists and roof trusses, unless supported by metal hangers.
- 613. For interior wall sill plates, use powder driven fasteners @ 32" o.c. unless otherwise noted.
- 614. Attic areas shall be accessible by an opening of not less than 22" x 30".
- 615. Provide standard washers for all bolts through wood.
- 616. Provide metal or 1x4 cross bridging, or 2 solid blocking in rows at 8'-0" o.c. max. For floor joists 12" and deeper.
- 617. Attach wood frame walls to masonry or concrete with anchor bolts or other wall-to-slab anchors (see details).
- 618. Ends of wood girders entering masonry or concrete shall be provided with a 1/2" air space on tops, sides and ends.

Wood structural members:

Member	Species	Grade	#
Bearing wall studs	Hem Fir		#2,
U.O.N.			
Misc Framing and Bl'king	Hem Fir		#2,
U.O.N.			
Top Plates	Hem Fir	Std and Btr	
Bottom plates	P.T. DFL	Std and Btr	
Ledgers	DFL	Std and Btr	
Joist/Rafters	DFL	Std and Btr	
Sawn Timbers/Beams	DFL		#1

Framing lumber shall comply with the latest edition of the grading rules of the western wood products association or the west coast lumber inspections bureau. All sawn lumber shall be stamped with the grade mark of an approved grading agency.

710. Sheathing

- 711. Minimum 6 inch clearance from lowest wood (usually siding) to finish grade.
- 712. Install siding over vapor barrier over sheathing over 2x6 @ 16" oc.
- 713. Attics to be cross-ventilated with net free vent area of not less than 1 sf per 150 sf of roof or under floor area. Use a combination of ridge vents and soffit vents.
- 714. Min. Nailing per IRC table R602.3(1) and IBC 2304.9.1 in addition to nailing, gluing is recommended for all floor sheathing.
- 715. Roof sheathing panels shall be laid with long dimension perpendicular to supports. Sheathing panel joints parallel to supports shall be staggered.

740. Metal Roofing

- 741. Provide 24 GA. Standing seam Metal Roofing with factory finish. Install per manufacturer's instructions.
- 742. Provide peel and stick underlayment. Grace Snow and Ice Shield or Equal.
- 743. 4 in. min. Lap at all metal flashing. 26 gauge.
- 744. 26 gauge valley flashing over underlayment. Extend valley flashing 11" each way from the center line. A raised rib is recommended at the valley flashing center line.

800. Doors and Windows

- 801. See schedules for door width. All doors 6'-8" high, unless otherwise noted.
- 802. Interior doors 1-3/8" thick. Exterior doors 1-3/4" thick.
- 804. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.
- 803. Weather strip all exterior doors, including threshold.
- 804. Coordinate extended jamb widths as required.
- 805. Thresholds to be 1/2" maximum.
- 806. Exterior landings shall not slope more than 1/4" per foot.