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RESIDENTIAL and OFFICE  
or RETAIL

N. SAN FRANCISCO STREET  
S 20° 49' 27" W

PART 1 - STOREFRONT REPLACEMENT

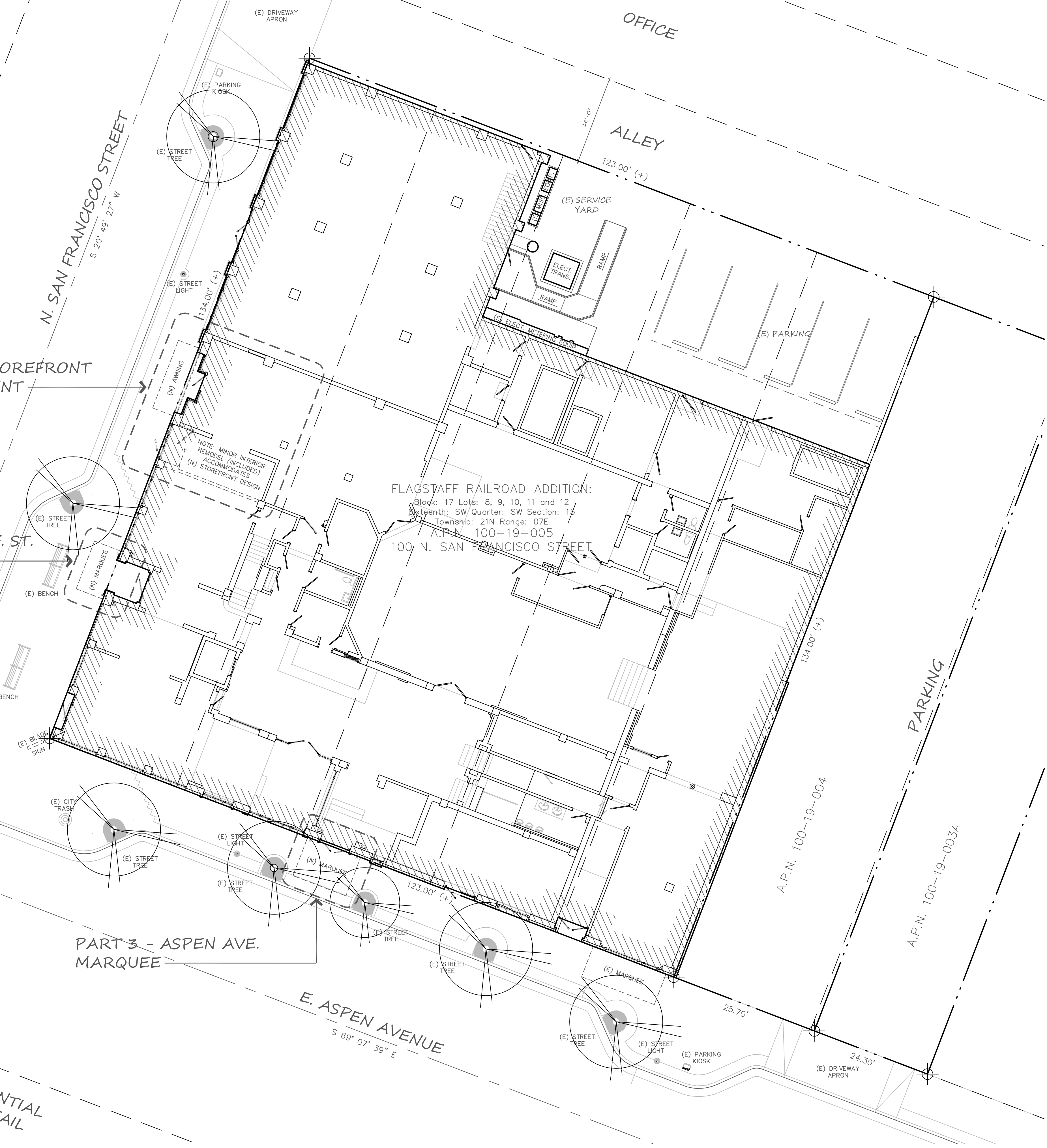
PART 2 - S.F. ST. MARQUEE

PART 3 - ASPEN AVE. MARQUEE

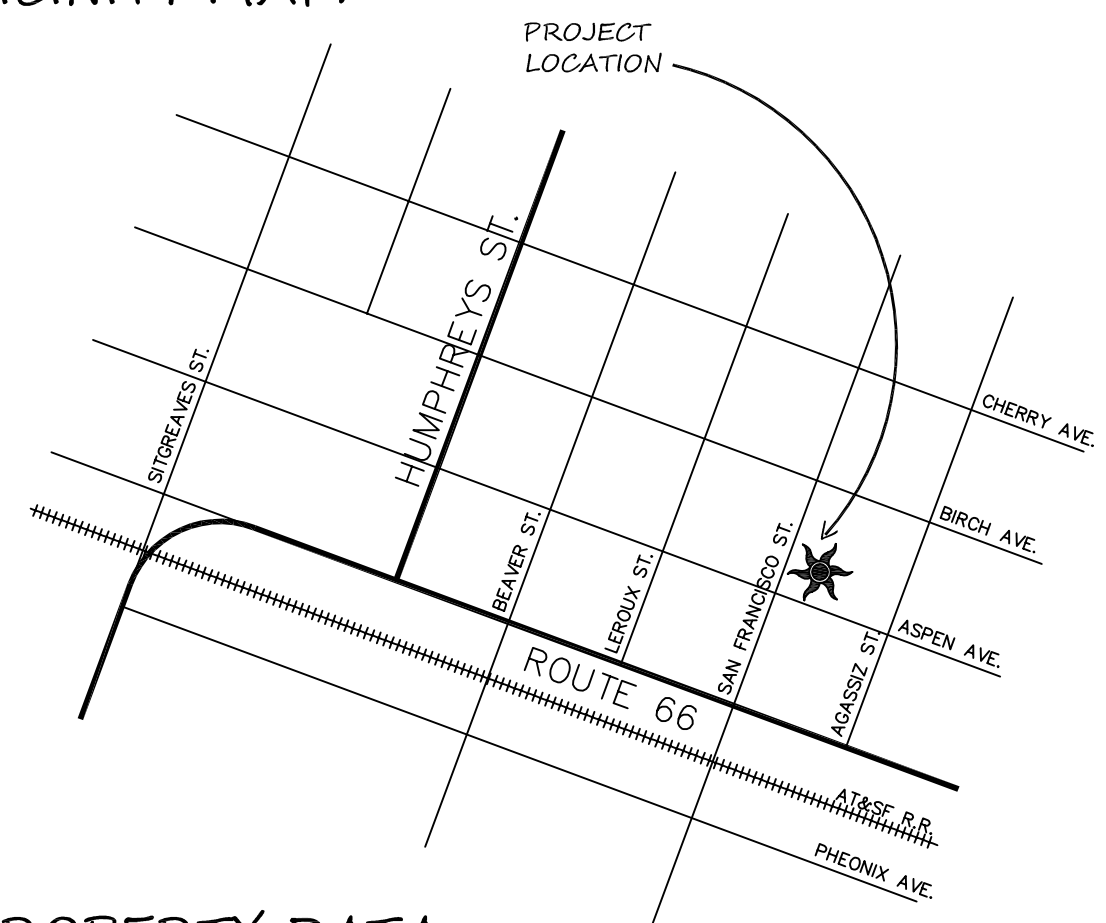
RESIDENTIAL or RETAIL

SITE PLAN

SCALE: 1" = 10' - 0"



VICINITY MAP:



PROPERTY DATA:

ADDRESS: 100 N. SAN FRANCISCO STREET  
 APN: 100-19-005  
 ZONING DISTRICT: CB  
 LAND USE CATEGORY: URBAN EXISTING  
 FLOOD/FEMA: NONE  
 RESOURCES:  
 STEEP SLOPES: NONE  
 FOREST: NONE  
 FLOODPLAIN: NONE  
 CULTURAL: HISTORIC - 1926 COMMERCIAL  
 OWNER: CRAVENS ENTERPRISES, LLC  
 100 N. SAN FRANCISCO STREET  
 FLAGSTAFF, AZ 86001

PROPERTY DATA:

	EXISTING (SF):	PROPOSED (SF):
SITE AREA:	16,482 100%	16,482 100%
FOOTPRINT:	13,873 84%	13,873 84%
DRIVE SURFACES:	1,170 7%	1,170 7%
WALK SURFACES:	1,439 9%	1,439 9%
LANDSCAPING:	0 0%	0 0%

CODE COMPLIANCE:

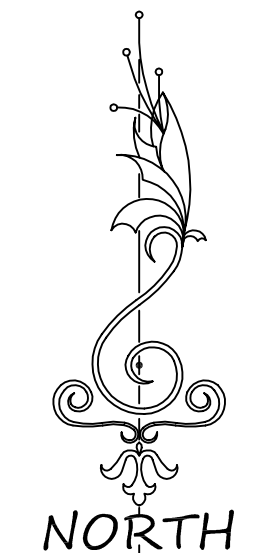
OCCUPANCY: R-1  
 CONSTRUCTION TYPE: IIIA  
 FIRE SPRINKLERS: YES  
 PLANS ARE DESIGNED TO, and WORK SHALL CONFORM TO:  
 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)  
 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
 2012 INTERNATIONAL MECHANICAL CODE (IMC)  
 2011 NATIONAL ELECTRICAL CODE (NEC)  
 2012 INTERNATIONAL PLUMBING CODE (IPC)  
 AS AMENDED and ADOPTED by the CITY of FLAGSTAFF

BUILDING DATA:

	EXISTING (SF):	PROPOSED (SF):
BASEMENT:	2,721	2,721
1st FLOOR:	13,873	13,873
MEZZANINE:	1,682	1,682
2nd FLOOR:	5,549	5,549
3rd FLOOR:	4,467	4,467
4th FLOOR:	4,467	4,467
5th FLOOR:	202	202
TOTAL:	32,961	32,961

DRAWING INDEX:

- A-0 ADMINISTRATIVE DATA and SITE PLAN
- A-1.1 PART 1 - STOREFRONT REPLACEMENT FLOOR PLAN, EXTERIOR PERSPECTIVES and ELEVATION
- A-1.2 PART 1 - STOREFRONT REPLACEMENT SECTIONS and FLOOR PLAN DETAIL
- A-2.1 PART 2 - SAN FRANCISCO STREET MARQUEE FLOOR PLAN, EXTERIOR PERSPECTIVES, and ELEVATIONS
- A-2.2 PART 2 - SAN FRANCISCO STREET MARQUEE OVERALL MARQUEE CONSTRUCTION
- A-2.3 PART 2 - SAN FRANCISCO STREET MARQUEE SECTION DETAILS
- A-3.1 PART 3 - ASPEN AVENUE MARQUEE FLOOR PLAN, EXTERIOR PERSPECTIVES, and ELEVATIONS
- A-3.2 PART 3 - ASPEN AVENUE MARQUEE OVERALL MARQUEE CONSTRUCTION
- A-3.3 PART 3 - ASPEN AVENUE MARQUEE SECTION DETAILS



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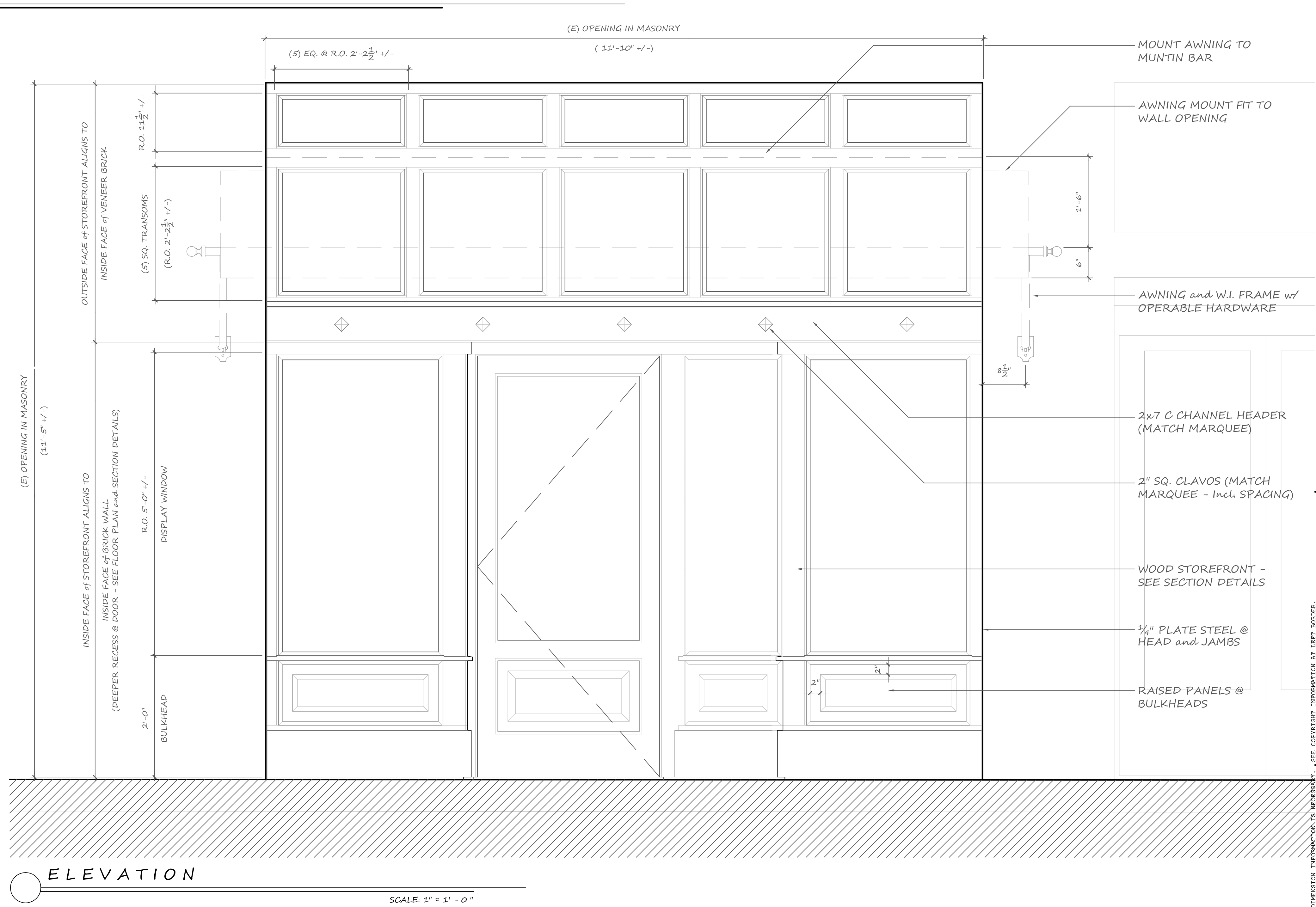
MONTE VISTA HOTEL  
 STOREFRONTS and MARQUEES  
 100 N. SAN FRANCISCO STREET, FLAGSTAFF, AZ

ADMINISTRATIVE DATA and  
 SITE PLAN

MAR 2019

A-0

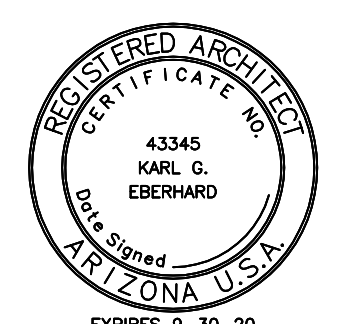
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MATERIALS:  
 NANOWALL = MATCH EXISTING (ALUM. CLAD WOOD)  
 STOREFRONT = MATCH EXISTING (WOOD)  
 AWNING = CANVAS w/ WROUGHT IRON FRAME/HARDWARE

DETAILS:  
 NANOWALL = MATCH EXISTING  
 STOREFRONT and AWNING = SEE SECTION DETAILS

COLORS:  
 NANOWALL = MATCH EXISTING  
 STOREFRONT = MATCH EXISTING  
 IRON = LAMPBLACK GREEN  
 ACCENTS = COPPER PATINA  
 AWNING = HUNTER GREEN  
 IRON = LAMPBLACK GREEN



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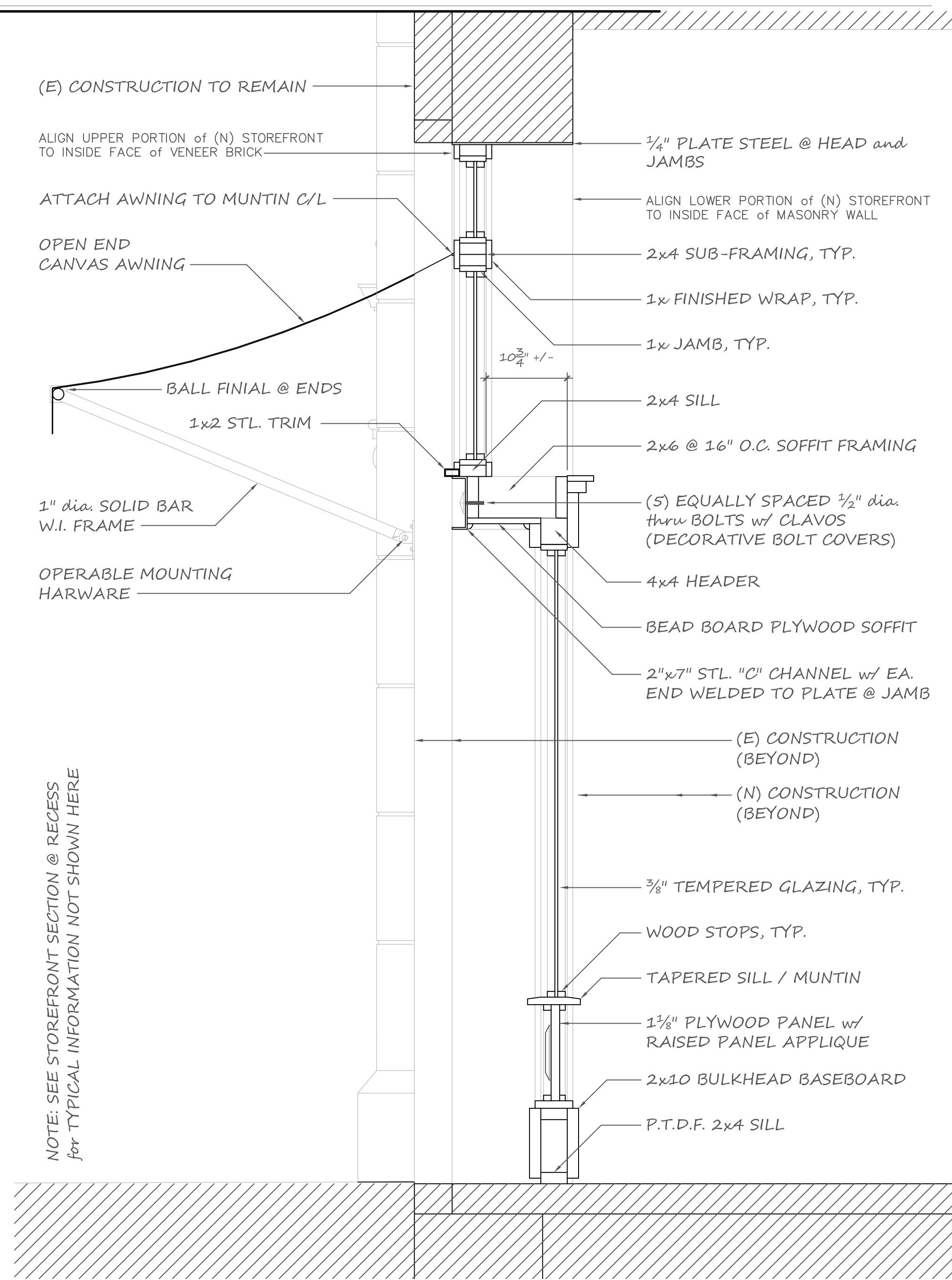
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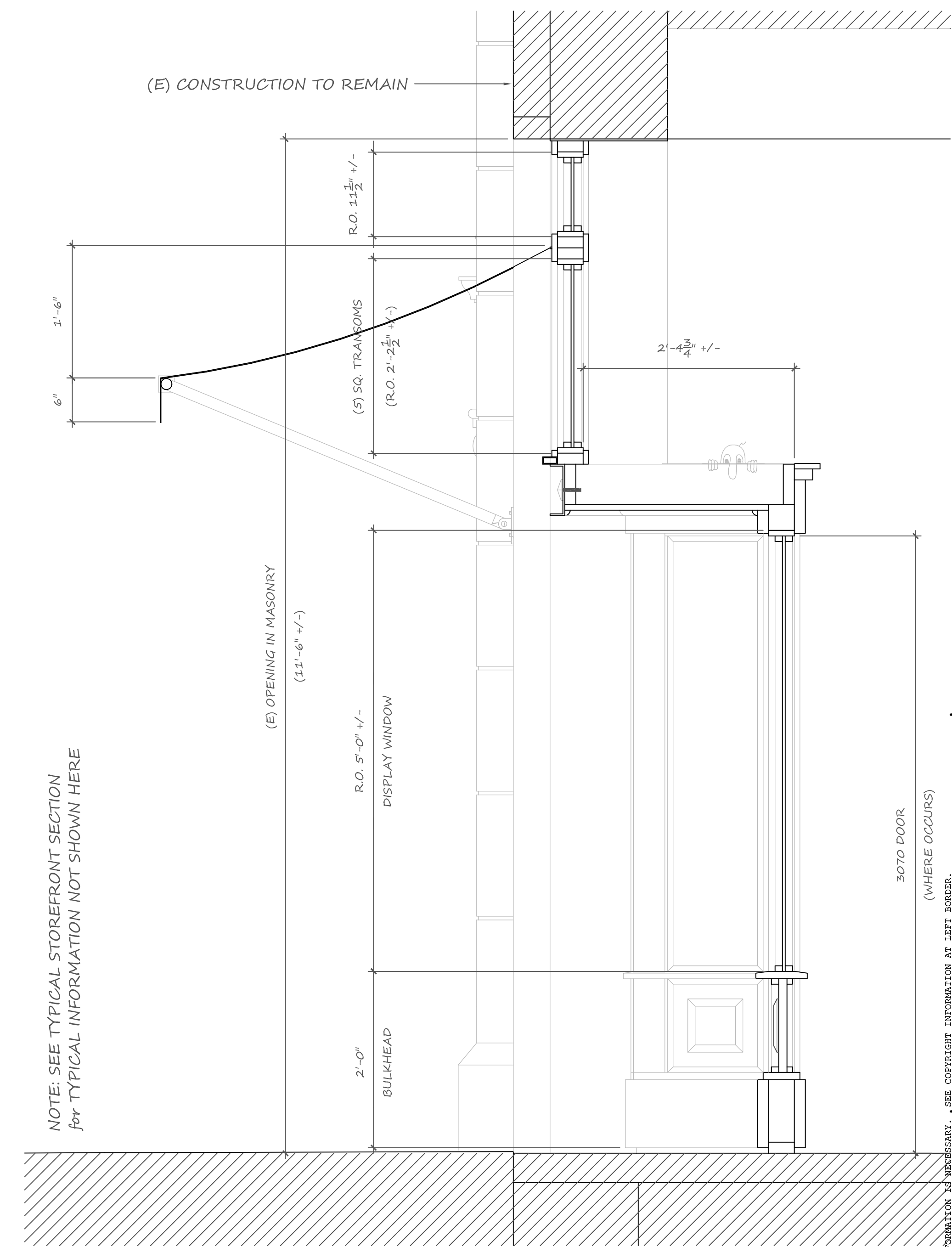
PART 1 - STOREFRONT REPLACEMENT  
 FLOOR PLAN, EXTERIOR PERSPECTIVES, and ELEVATION  
 MAR 2019

A-1.1

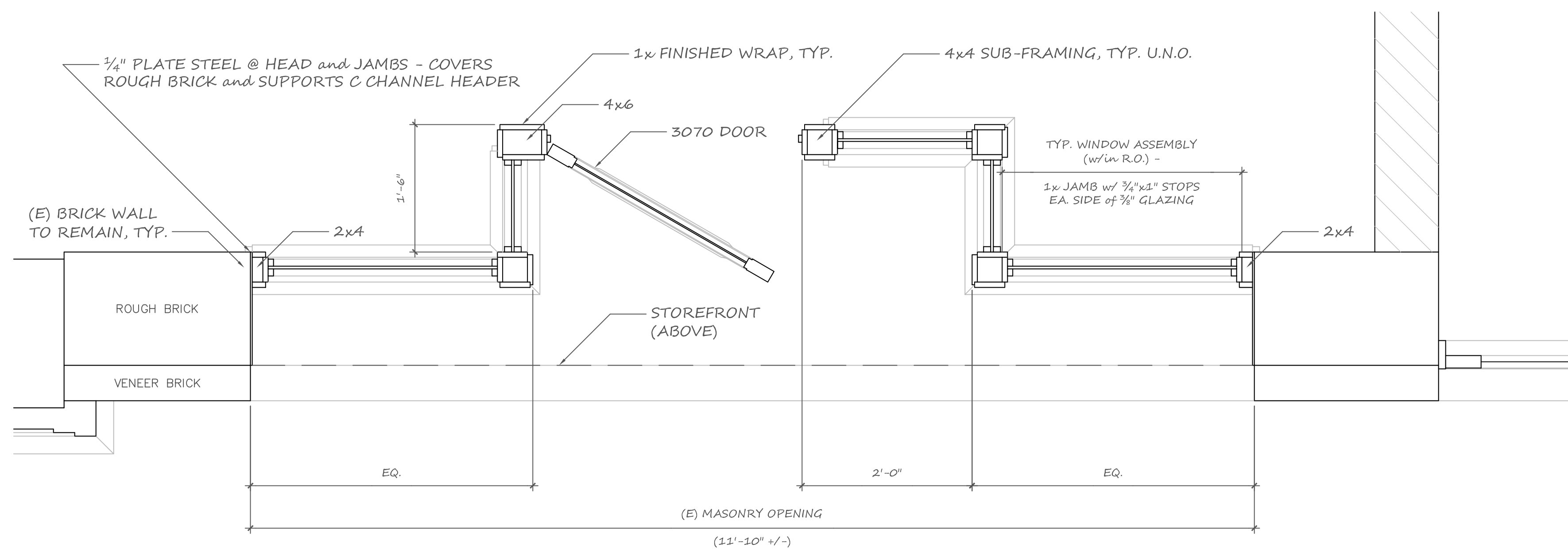
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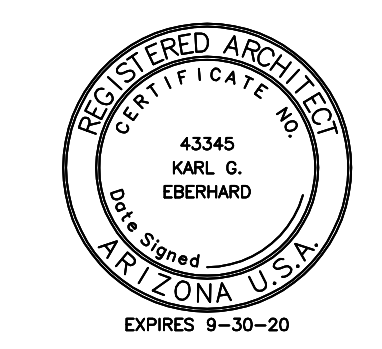
**TYPICAL STOREFRONT SECTION**  
SCALE: 1" = 1' - 0"



**STOREFRONT SECTION at RECESS**  
SCALE: 1" = 1' - 0"



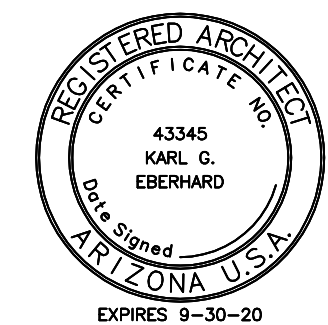
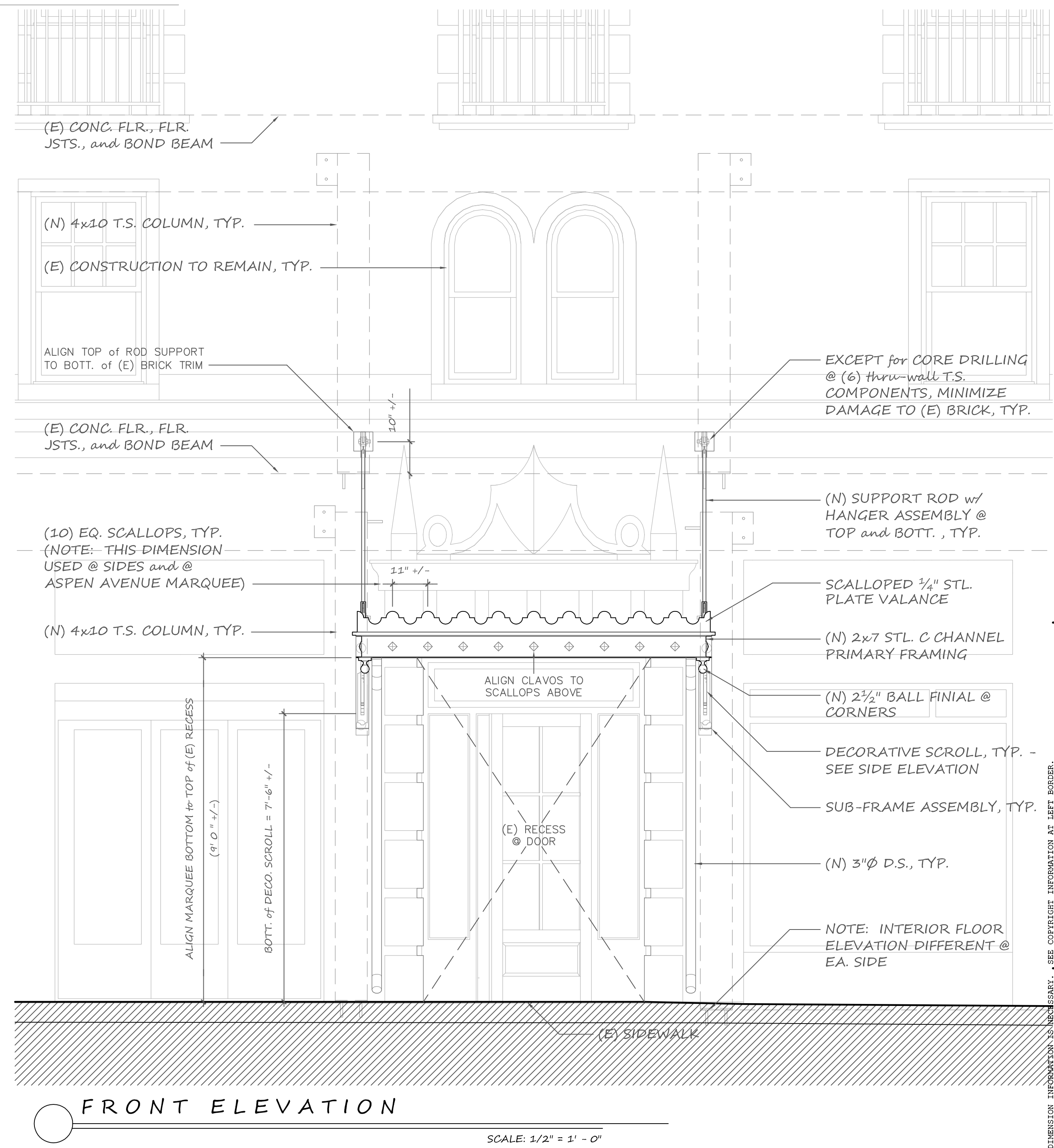
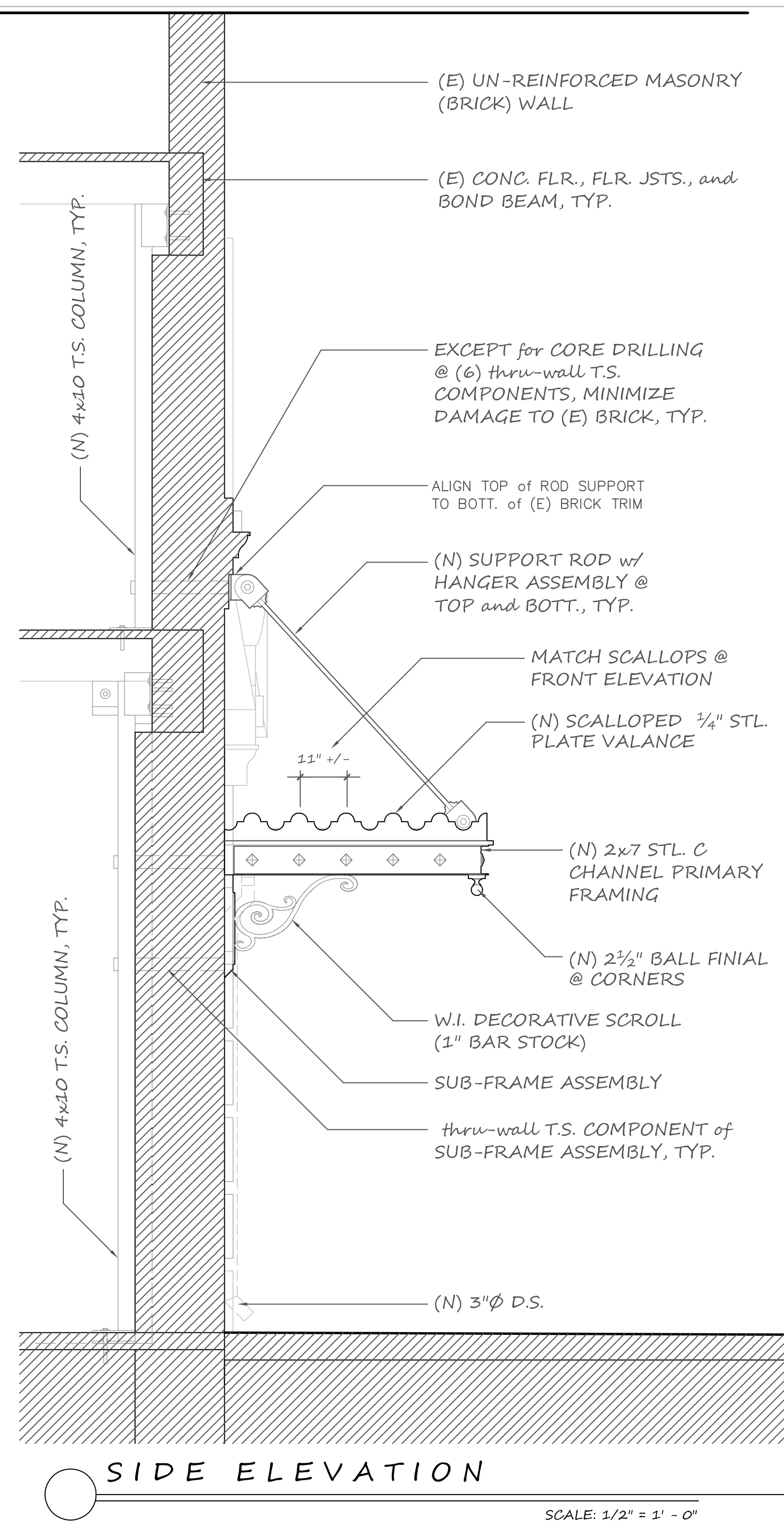
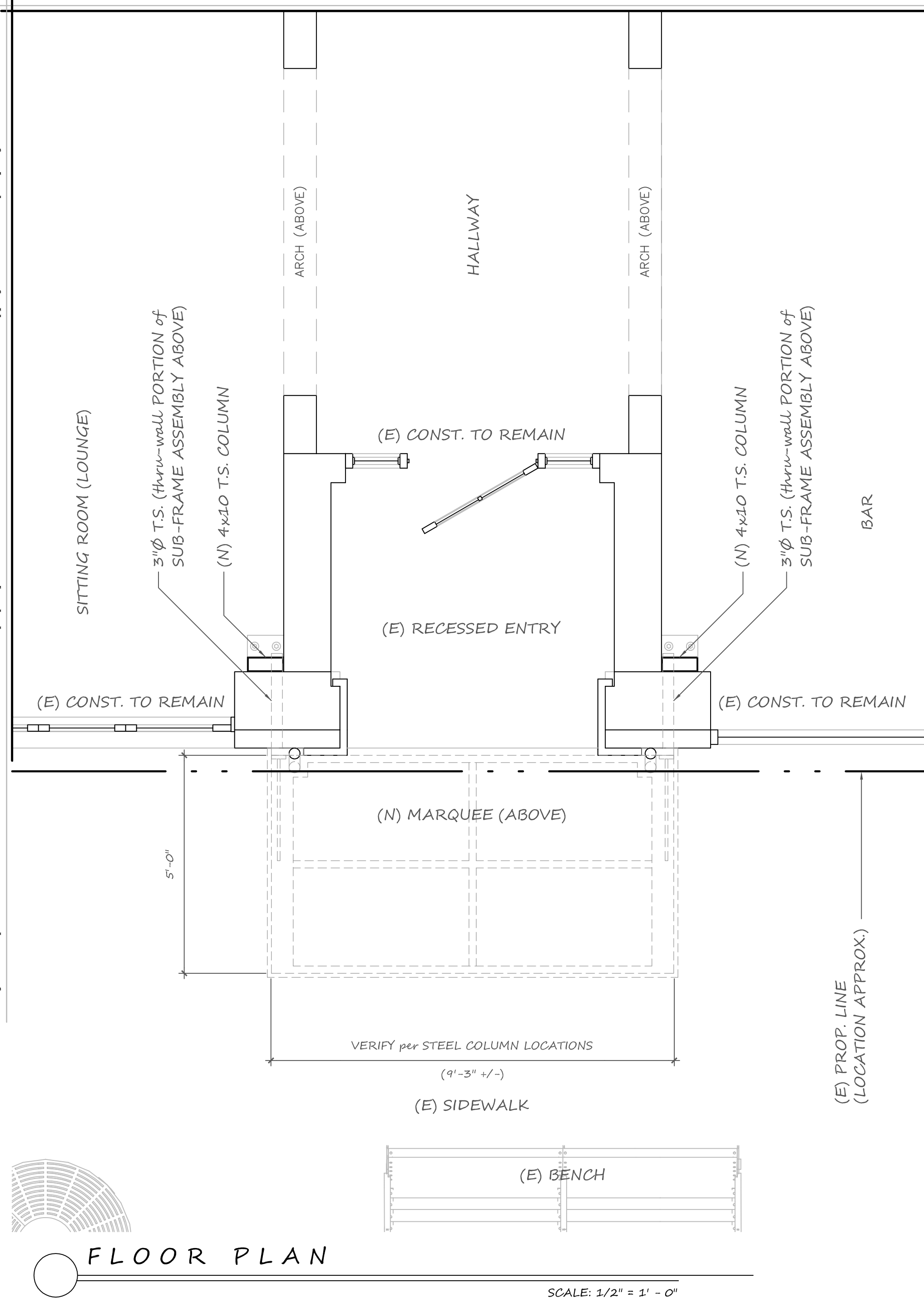
**STOREFRONT FLOOR PLAN DETAILS**  
SCALE: 1" = 1' - 0"



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**MONTE VISTA HOTEL**  
 STOREFRONTS and MARQUEES  
 100 N. SAN FRANCISCO STREET, FLAGSTAFF, AZ  
**KARL EBERHARD**  
 ARCHITECT  
 PART 1 - STOREFRONT REPLACEMENT  
 SECTIONS and FLOOR PLAN  
 DETAIL  
 MAR 2019  
**A-1.2**

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KARL EBERHARD ARCHITECT

MONTE VISTA HOTEL STOREFRONTS and MARQUEES  
 100 N. SAN FRANCISCO STREET, FLAGSTAFF, AZ

PART 2 - SAN FRANCISCO STREET MARQUEE FLOOR PLAN, EXTERIOR PERSPECTIVES, and ELEVATIONS

MAR 2019

A-2.1

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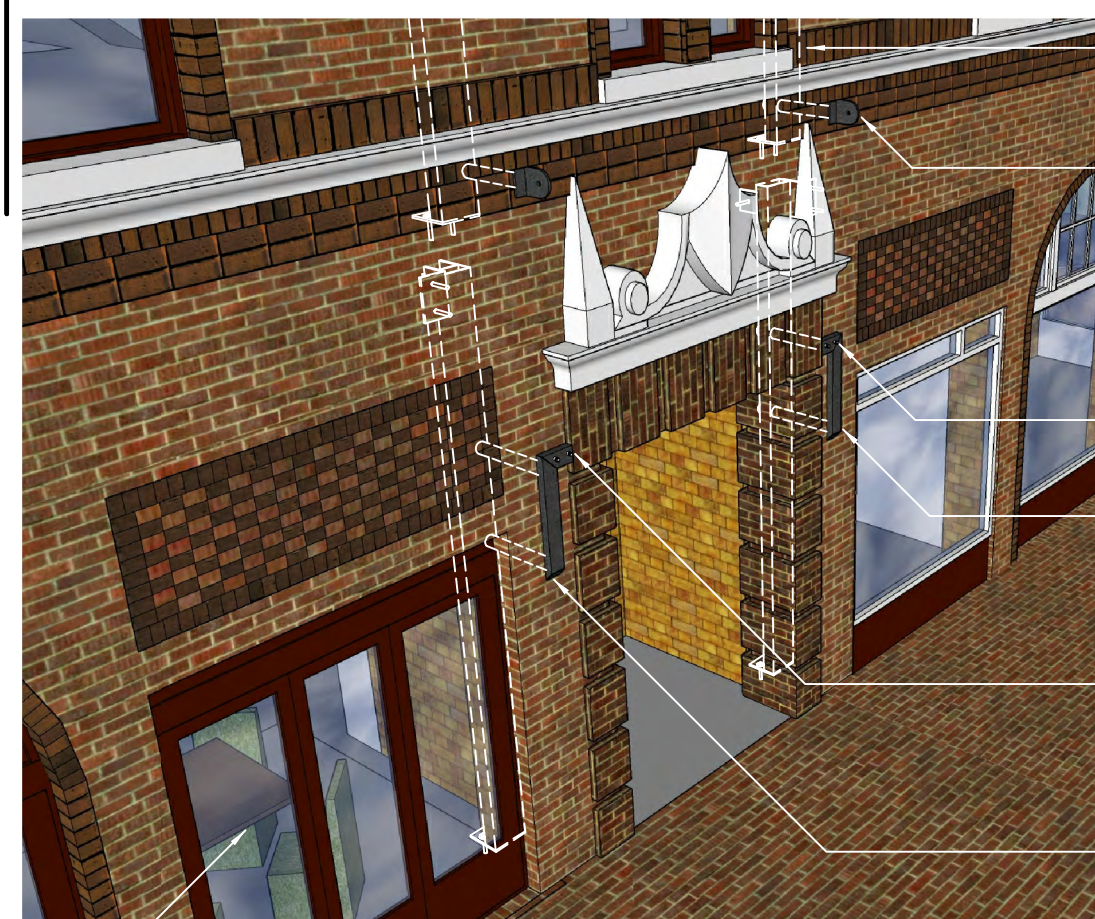
- (E) CONC. FLR. JSTS. and BOND BEAM
- (E) BRICK WALL (FINISHES NOT SHOWN)
- 9"x6x6 L TAB w/ (2) 3/4"φx6" REDHEAD BOLTS TO BOND BEAM - AT 1st FLR. BRICK SIDE WALLS: ADDITIONAL 4"x4" TAB w/ 3/4"φ thru BOLT w/ 4"x4" PLATE WASHER @ OPPOSITE SIDE
- HOLES RECEIVE 3" φ ROD SUPPORT or SUB-FRAME ASSEMBLY, CORE DRILL CORRESPONDING HOLES IN BRICK (APPROX. 2 1/2" THK.), and FULLY WELD SUPPORTS TO COLUMNS
- (N) 4x10 T.S. COLUMN
- 1/2"x10"x10" BASE PLATE w/ (2) 3/4"φx6" REDHEAD BOLTS @ 1st FLR. and w/ (2) 3/4"φ thru BOLTS @ 2nd FLR. (USE 3/4"φx4" REDHEAD BOLTS WHERE LOCATION CORRESPONDS TO (E) CONC. FLR. JST.)

(E) CONSTRUCTION TO REMAIN, TYP.

NOTE: TYPICAL COLUMN INSTALLATION SHOWN. SEE PLANS, ELEVATIONS, and SECTIONS, and INSTALL (2) COLUMNS @ 1st FLR. and (2) COLUMNS @ 2nd FLR.

### 1 STEEL REINFORCING COLUMNS

SCALE: PERSPECTIVE



- (N) 4x10 T.S. STL. COLUMNS INSTALLED @ 1st and 2nd FLRS. (BEYOND), TYP.
- UPPER ROD SUPPORT: 1/2"x6"x6" STL. PLATE w/ 1/2"x6"x7" SHAPED TAB (1/2 of UPPER HANGER ASSEMBLY - RECEIVES ROD) and w/ 3"φ T.S. SUPPORT thru-wall TO STL. COLUMN @ 2nd FLR.
- (2) 3/4"φ THREADED STUDS, TYP.
- SUB-FRAME ASSEMBLY: 2x4 T.S. (HORZ. and VERT.) w/ (2) 3"φ T.S. SUPPORT thru-wall TO STL. COLUMN @ 1st FLR., TYP.
- SUB-FRAME ASSEMBLY BUTTS UP TO SIDE of (E) PROTRUDED BRICK SURROUND (DO NOT DAMAGE BRICK SURROUND), TYP.
- FIRST: PATCH BRICK @ ABANDONED LIGHT FIXTURE MOUNTING BOX, TYP.

(E) CONSTRUCTION TO REMAIN, TYP.



- 6"x8" WIDENED SECTION for D.S. DROP INLET, TYP.
- 4"x4" GUTTER: 3/8" STL., TYP.
- 3"φ D.S., TYP.

### 4 GUTTERS and DOWNSPOUTS

SCALE: PERSPECTIVE



- 2x3 T.S. SUPPORT (SECONDARY FRAMING) @ EA. END w/ ENDS NOTCHED 2" for MOUNTING (SLOPE TO GUTTER), TYP.
- 2x3 T.S. SUPPORT (SECONDARY FRAMING) @ CENTER, TYP.
- 3/4" L GLAZING FRAME @ (3) SIDES (OMIT @ GUTTER END), TYP.
- 3/8" LAMINATED SAFETY GLASS SET IN URETHANE WINDSHIELD ADHESIVE and w/ GLAZING PUTTY, TYP.

(E) CONSTRUCTION TO REMAIN, TYP.

### 5 LIGHT FRAMING and GLAZING

SCALE: PERSPECTIVE

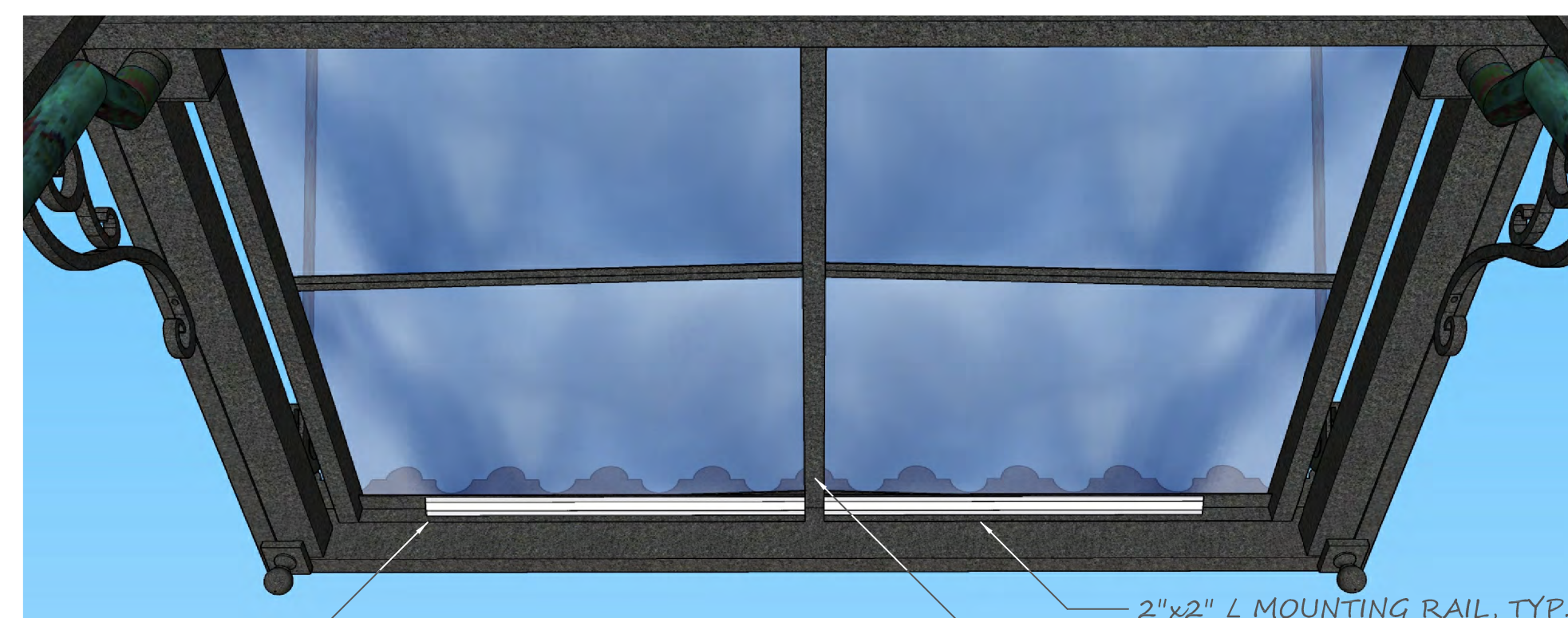


- SCALLOPED 3/4" STL. PLATE VALANCE, TYP.
- 1x2 T.S. TRIM, TYP.
- 2" SQ. CLAVOS, TYP.
- 2 1/2" BALL FINIAL @ CORNERS, TYP.
- W.I. DECORATIVE SCROLL (1" BAR), TYP.

(E) CONSTRUCTION TO REMAIN, TYP.

### 6 ORNAMENTAL IRONWORK

SCALE: PERSPECTIVE



- 1 Meter ECOLOCITY LOC-30 30° TRIANGLE FIXTURE w/ WAVEFORM LIGHTING SimpleColor LED STRIP LIGHTS: 12 VDC, NARROW SPECTRUM AMBER COLOR (PEAK 592nm), 185 lm/FT (602 TOTAL), TYP. for (2)

- 2"x2" L MOUNTING RAIL, TYP.
- USE CENTER SECONDARY FRAMING MEMBER AS CONDUIT for WIRES from MIN. 32W 12V POWER SUPPLY (LOCATED INSIDE BUILDING) (NOTE: PASS WIRES thru WALL by DRILLING thru GROUT (NOT BRICKS))

VIEW LOOKING OUTWARD (and UP) from DOOR

### 7 LIGHT FIXTURES

SCALE: PERSPECTIVE



- RODS (EXCLUDING HANGER ASSEMBLIES): FAUX PATINA COPPER, TYP.
- GUTTERS: BLACK RUBBERIZED COATING (INSIDE), TYP.
- 1x2 TRIM: FAUX PATINA COPPER, TYP.
- CLAVOS: FAUX PATINA COPPER, TYP.
- D.S.: FAUX PATINA COPPER, TYP.

ALL OTHER IRONWORK: LAMPBLACK GREEN, TYP.

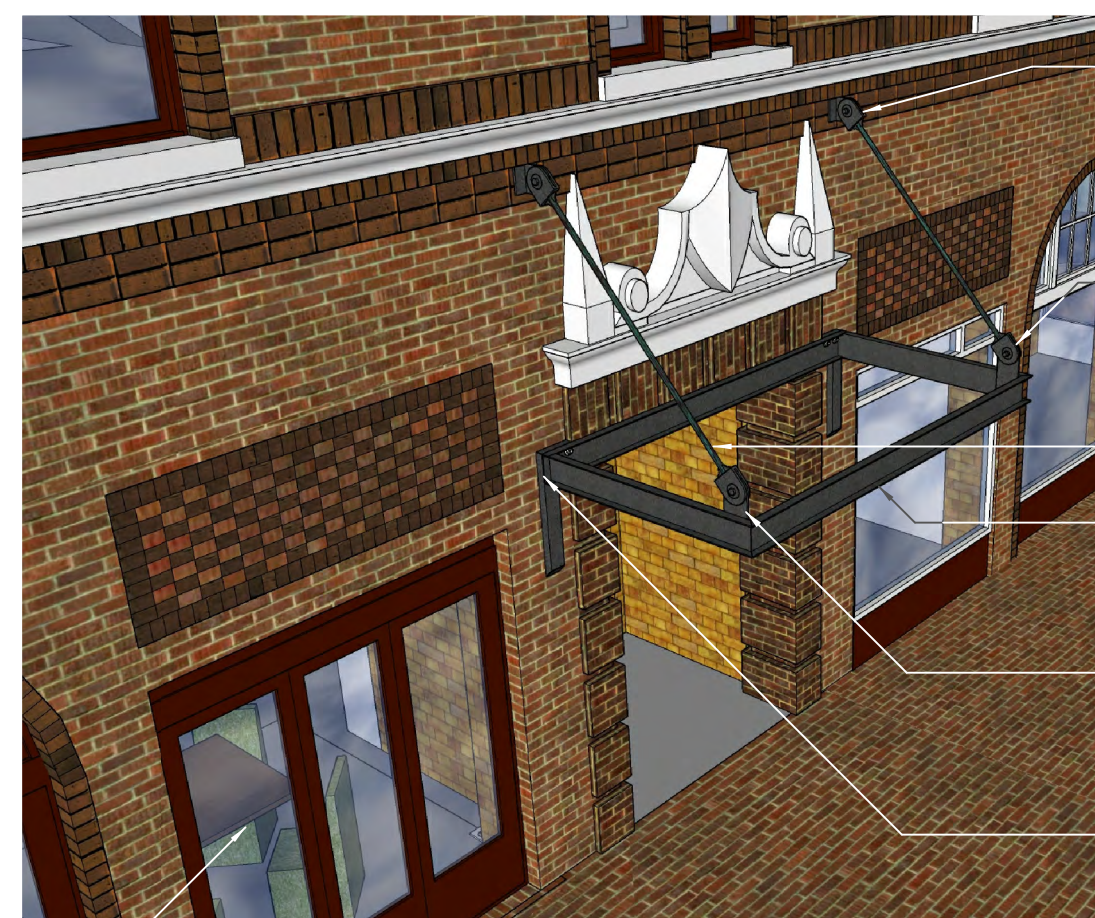
(E) CONSTRUCTION TO REMAIN, TYP.

### 8 FINISHES

SCALE: PERSPECTIVE

### 2 Thru WALL SUB-FRAMES

SCALE: PERSPECTIVE

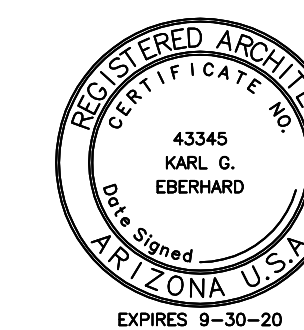


- OTHER 1/2 of UPPER HANGER ASSEMBLY (ATTACHED TO ROD): 1/2"x6"x7" SHAPED TABS EA. SIDE of 1/2" SPACER and SHAPED GUSSET w/ 1"φ thru BOLT, TYP.
- LOWER HANGER ASSEMBLY (1/2 THAT IS ATTACHED TO ROD): MATCH UPPER HANGER ASSEMBLY, TYP.
- 1"φ (SOLID) STL. SUPPORT ROD, TYP.
- 2x7 STL. C CHANNEL PRIMARY FRAMING (MOUNT FIRST USING STUDS @ SUB-FRAME ASSEMBLY - SEE BELOW)
- LOWER HANGER ASSEMBLY (1/2 THAT IS ATTACHED TO PRIMARY FRAMING): 1/2"x6"x14" SHAPED TAB, TYP.
- IN ADDITION TO MOUNTING BOLTS (SEE ABOVE), FULLY WELD PRIMARY FRAMING TO SUB-FRAME ASSEMBLY (PROTECT BRICKS DURING WELDING), TYP.

(E) CONSTRUCTION TO REMAIN, TYP.

### 3 MAIN FRAMING

SCALE: PERSPECTIVE



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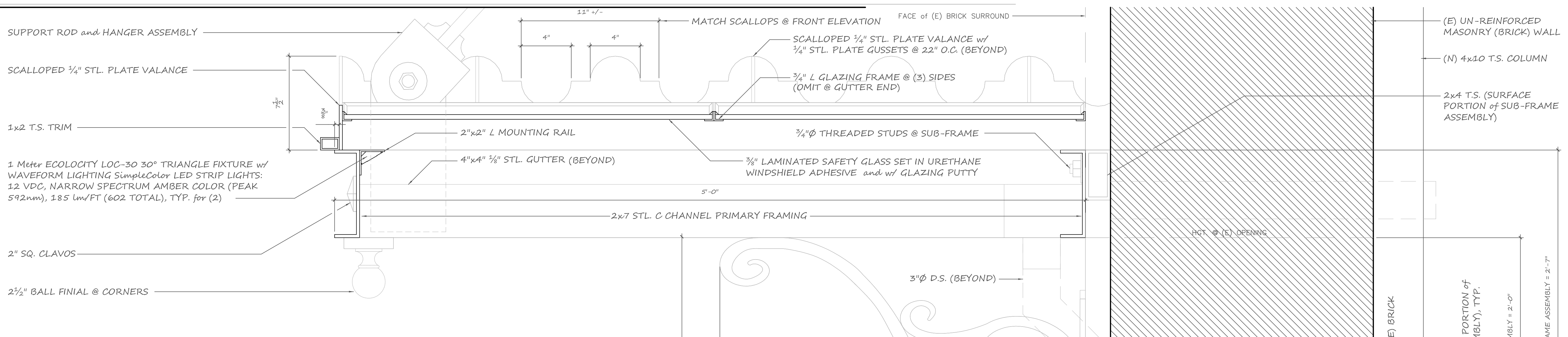
PART 2 - SAN FRANCISCO  
STREET MARQUEE  
OVERALL MARQUEE  
CONSTRUCTION

MAR 2019

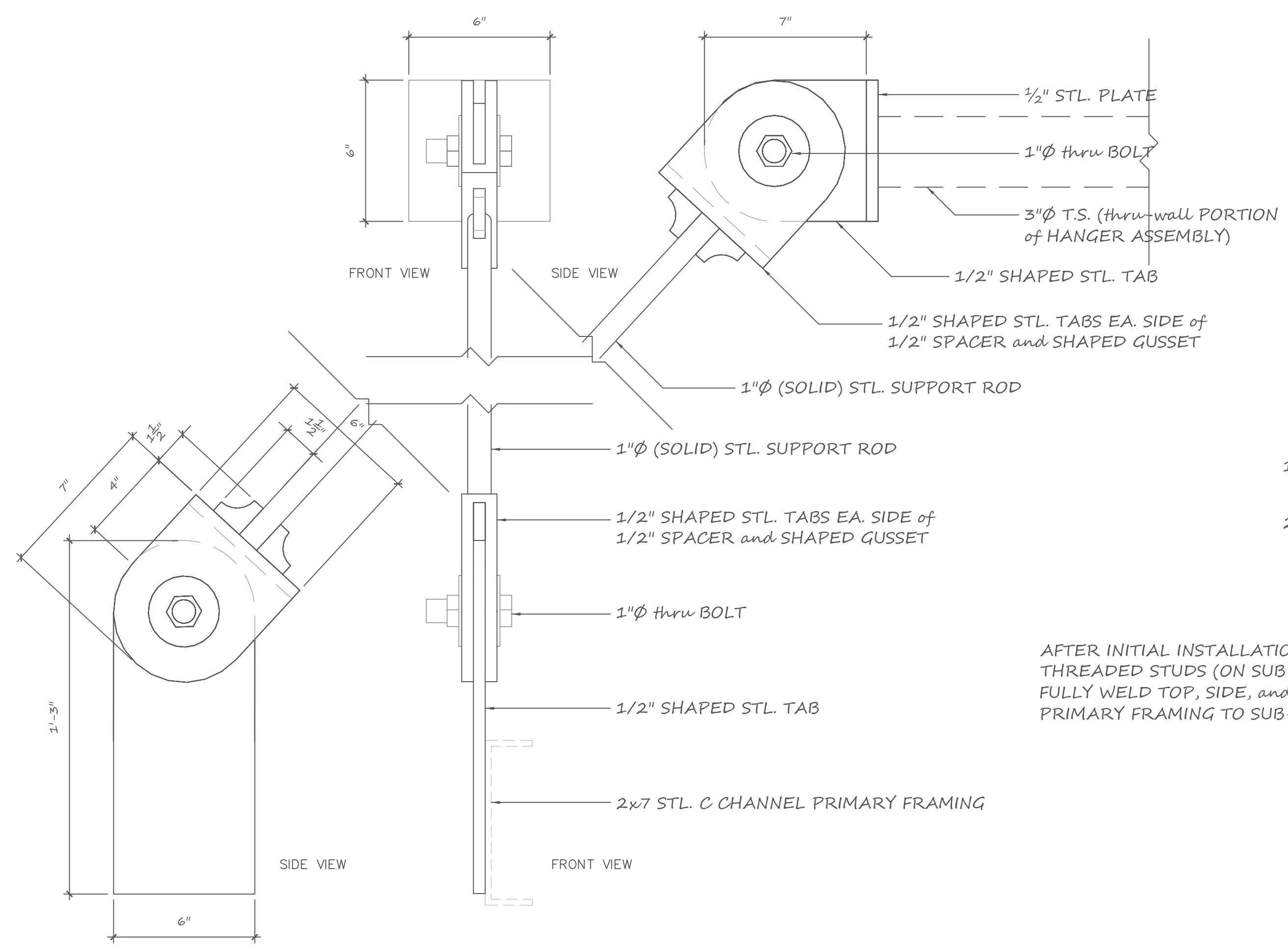
A-2.2

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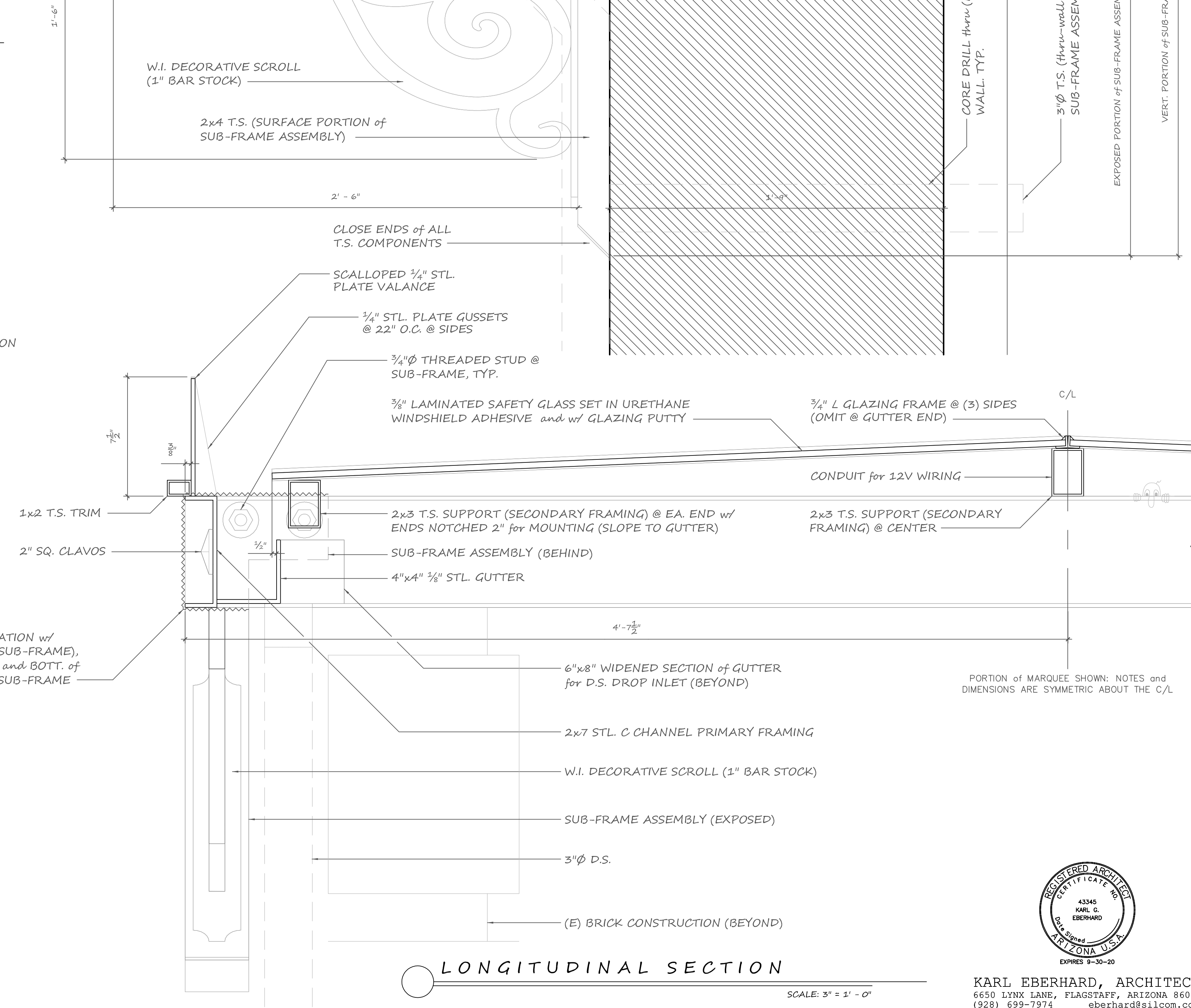
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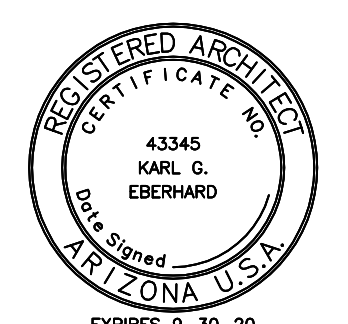
**TRANSVERSE SECTION**  
 SCALE: 3" = 1' - 0"



**SUPPORT ROD and HANGER ASSEMBLY**  
 SCALE: 3" = 1' - 0"



**LONGITUDINAL SECTION**  
 SCALE: 3" = 1' - 0"

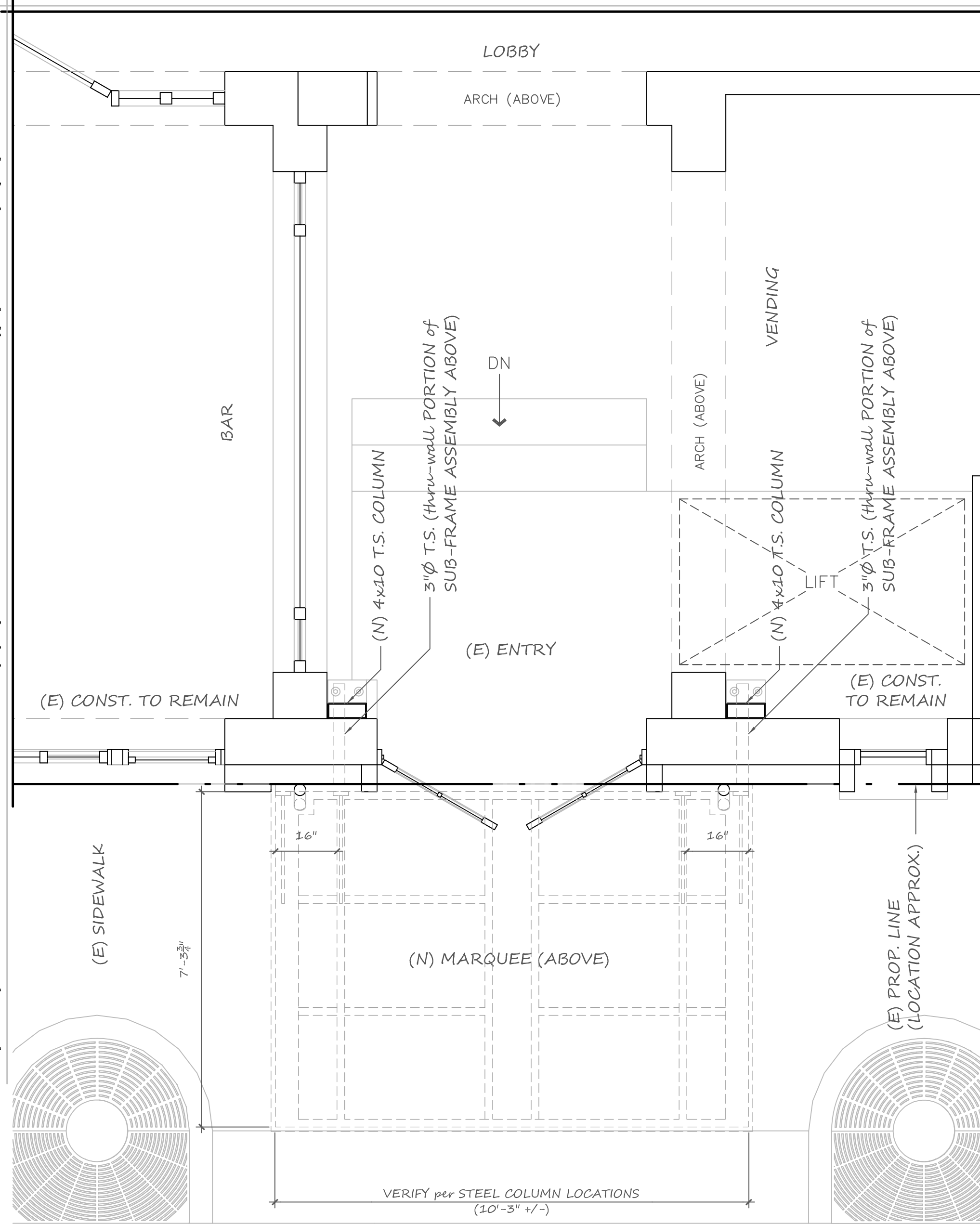


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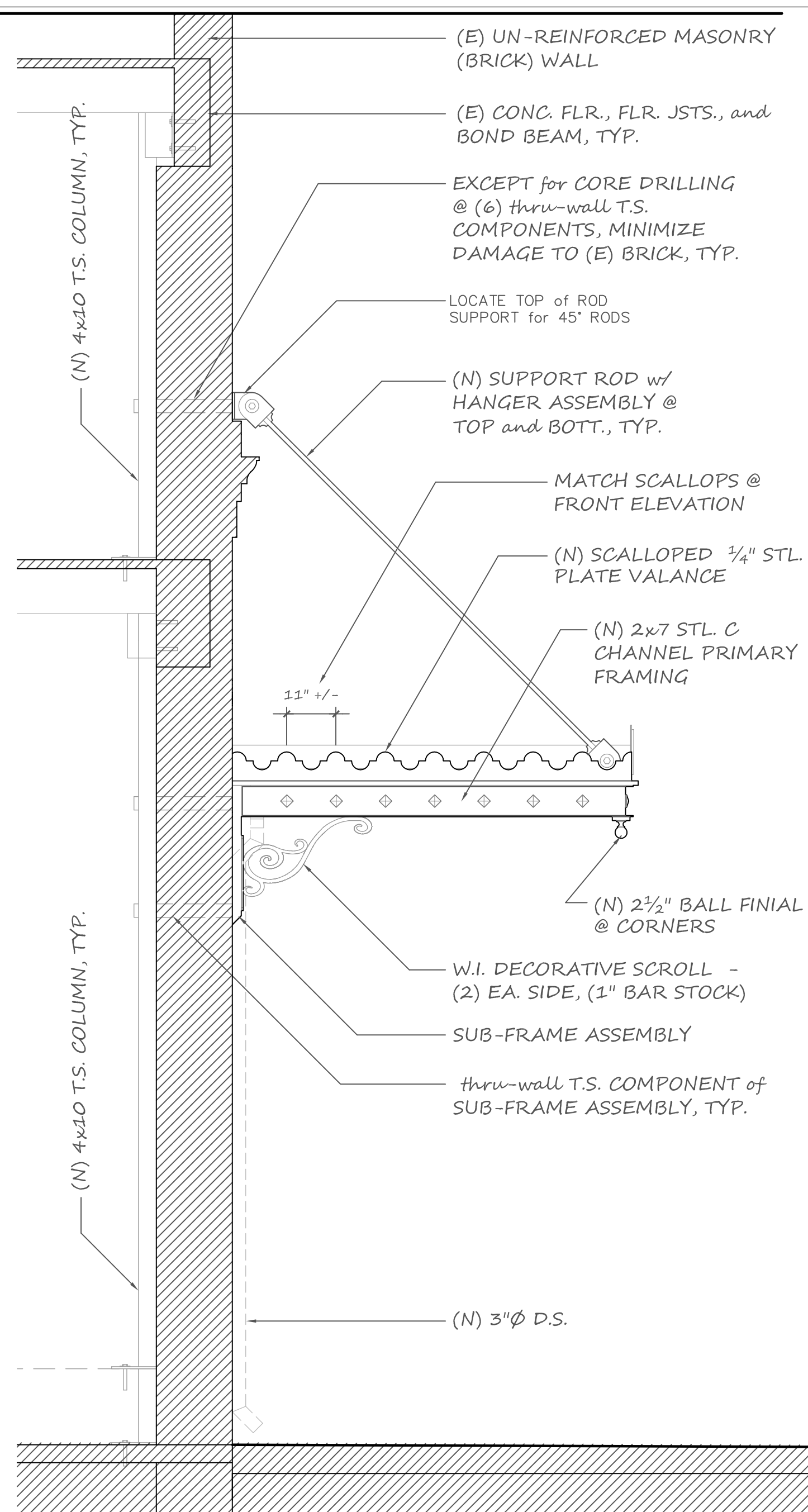
**KARL EBERHARD ARCHITECT**  
**MONTE VISTA HOTEL STOREFRONTS and MARQUEES**  
 100 N. SAN FRANCISCO STREET, FLAGSTAFF, AZ  
**SECTION DETAILS**  
 MAR 2019  
**A-2.3**

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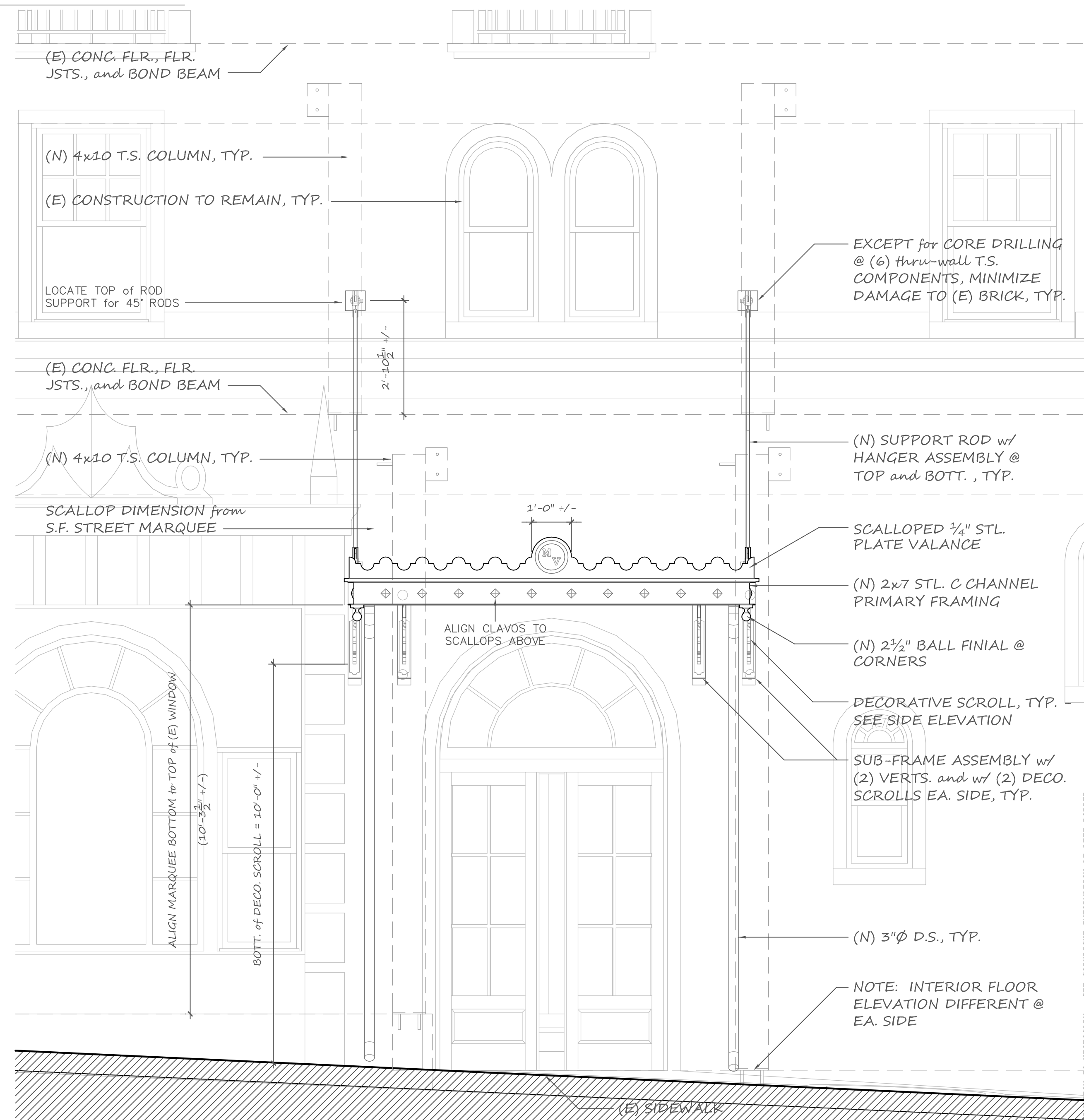
FLOOR PLAN

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



SIDE ELEVATION

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



FRONT ELEVATION

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



EXISTING ENTRANCE

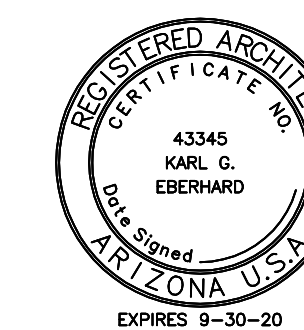
SCALE: PERSPECTIVE



ENTRANCE w/ NEW MARQUEE

SCALE: PERSPECTIVE

MATERIALS:  
 IRON and GLASS  
 DETAILS:  
 SEE SECTION DETAILS  
 COLORS:  
 LAMPBLACK GREEN  
 ACCENTS = COPPER PATINA



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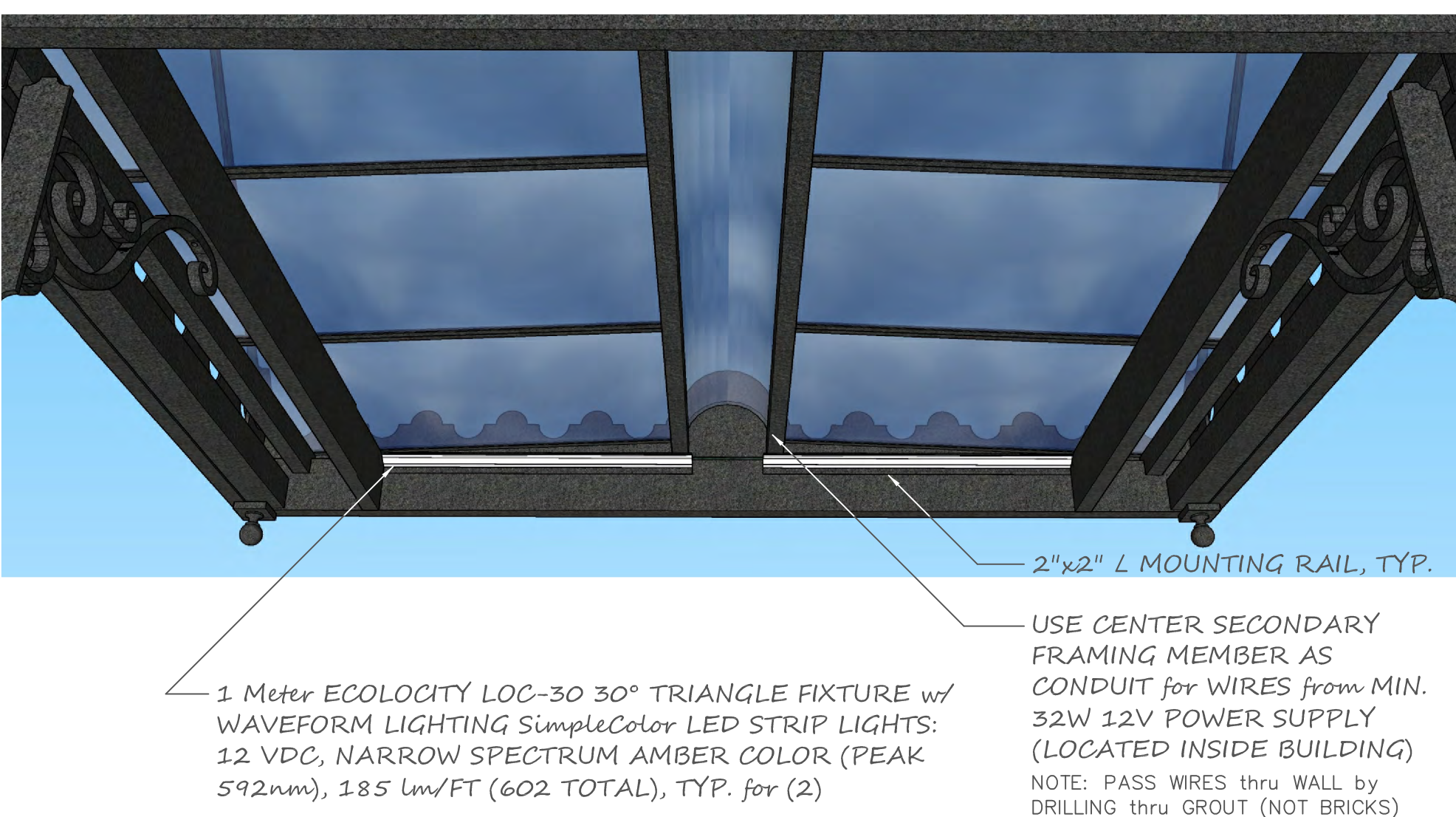
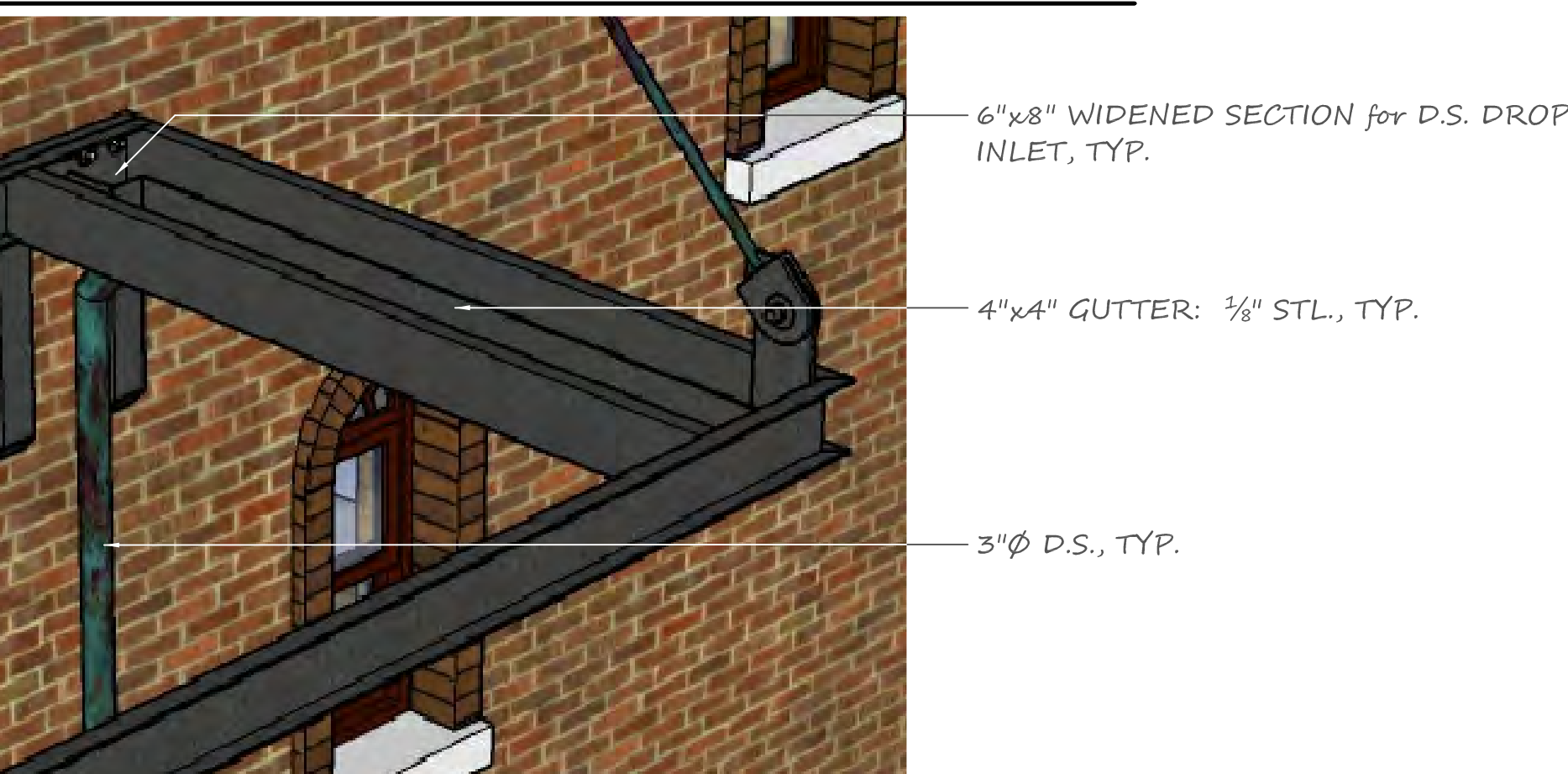
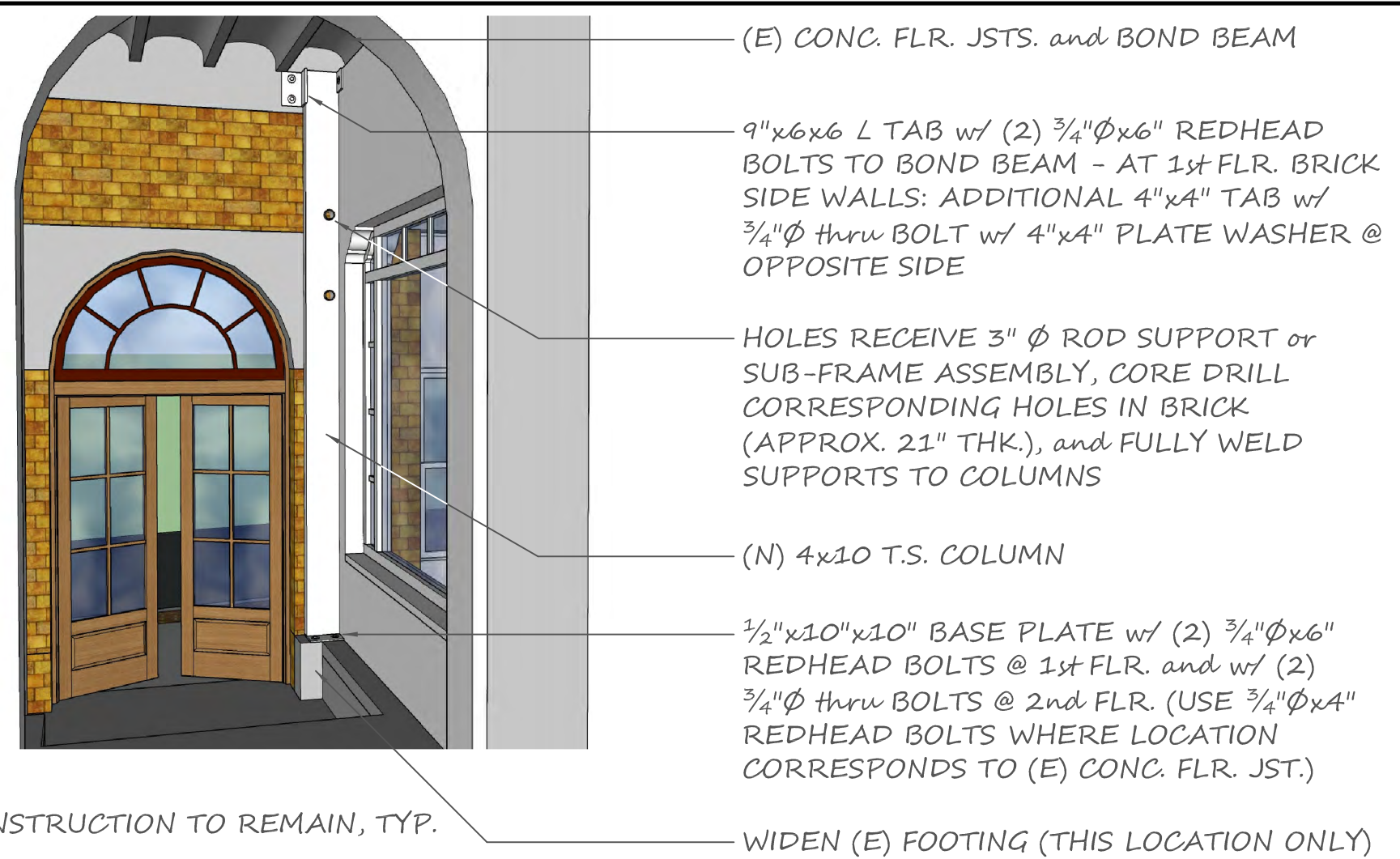
PART 3 - ASPEN AVENUE  
 MARQUEE  
 FLOOR PLAN, EXTERIOR  
 PERSPECTIVES, and ELEVATIONS

MAR 2019

A-3.1

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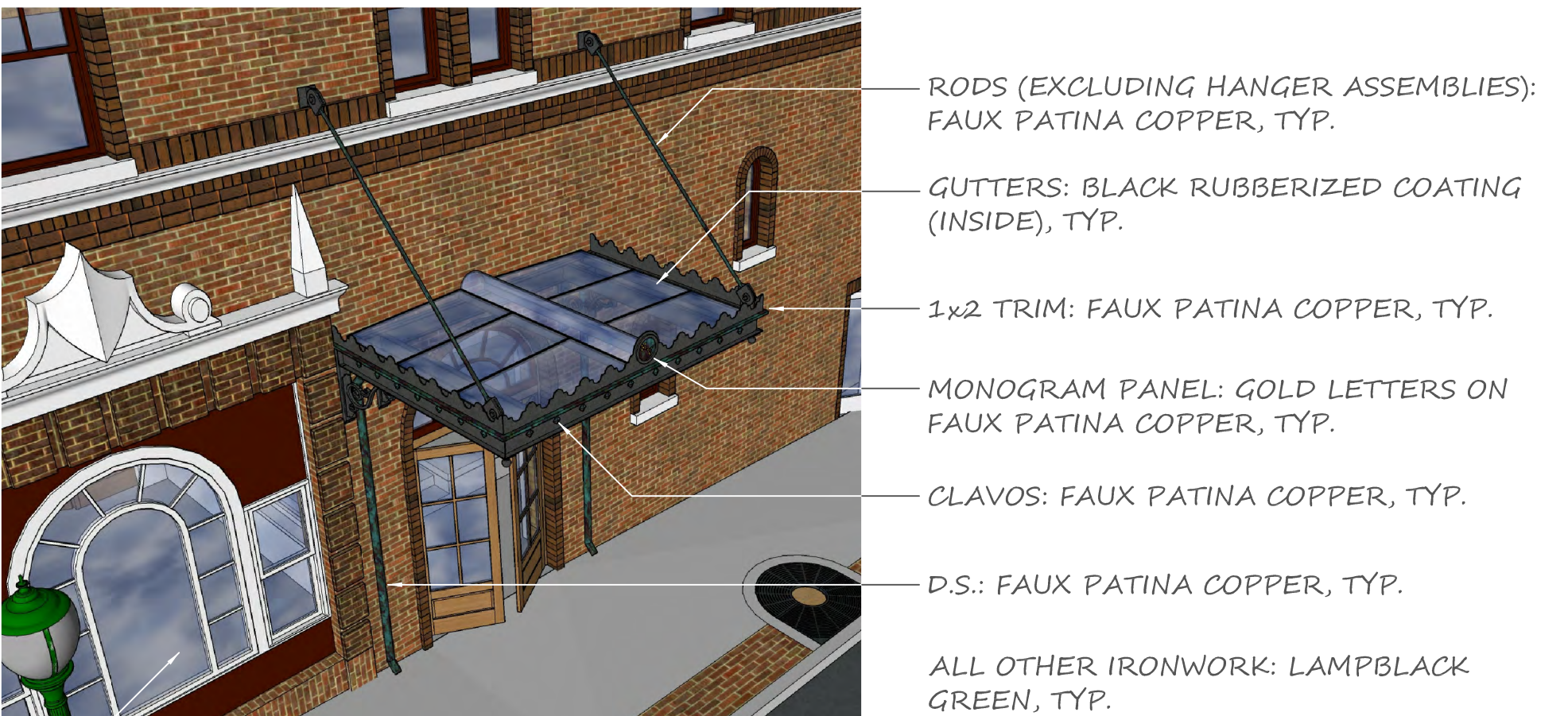
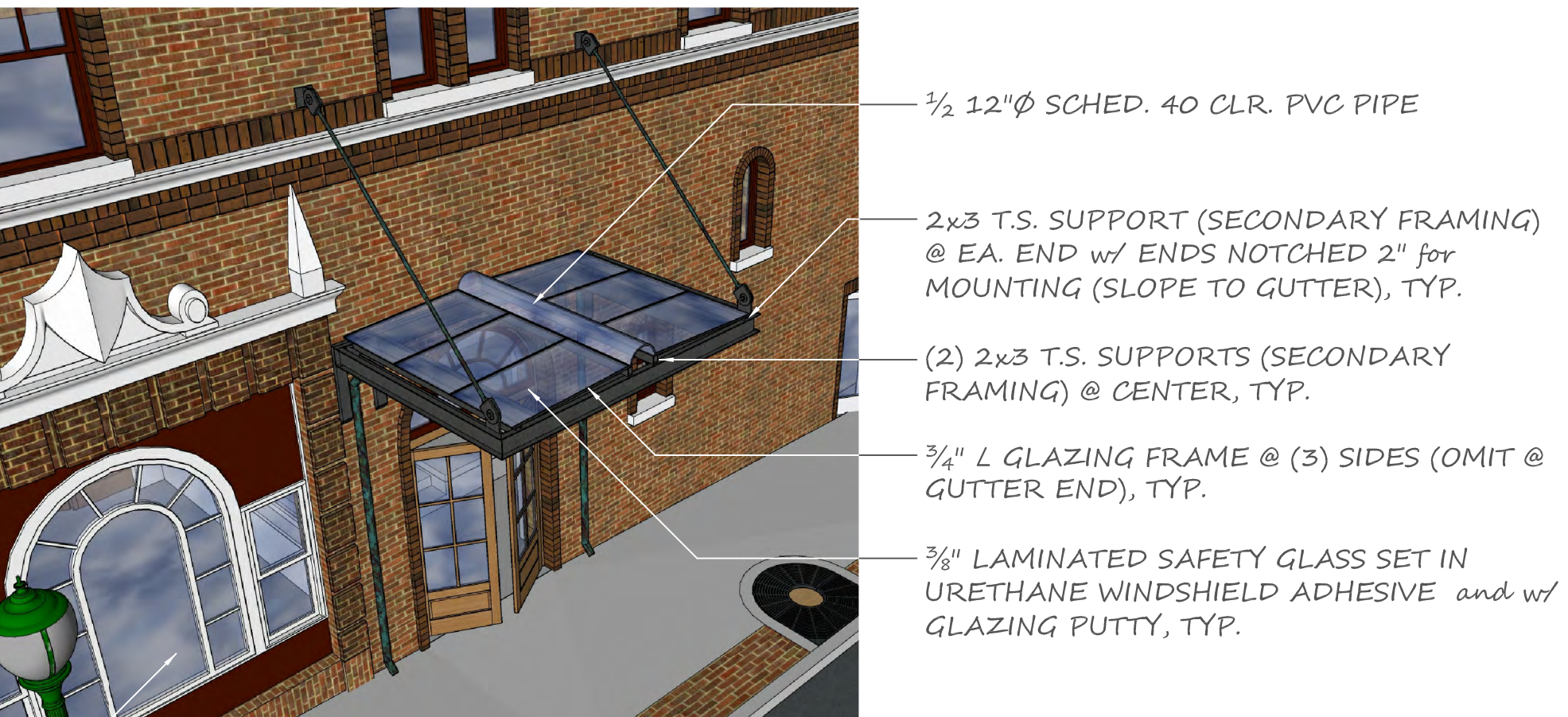
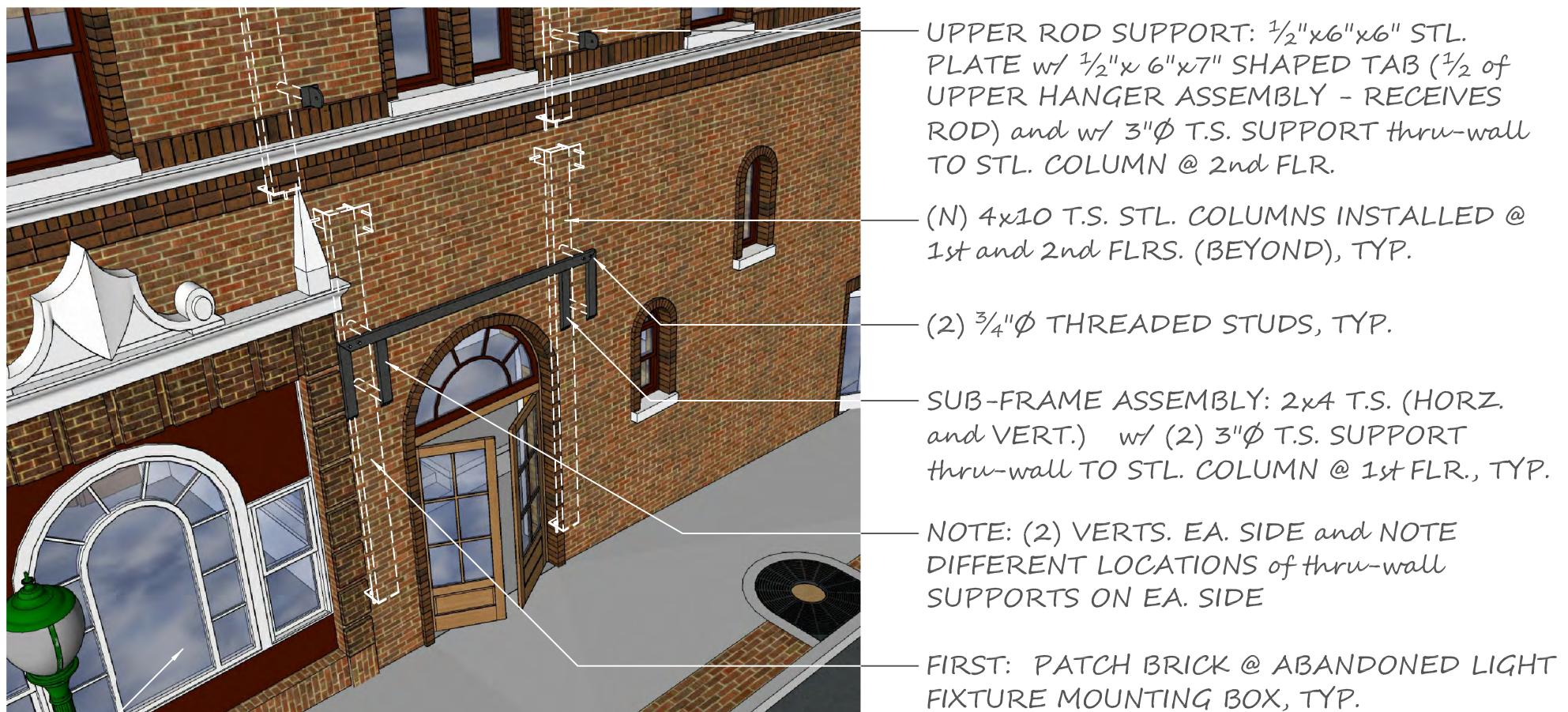
NOTE: TYPICAL COLUMN INSTALLATION SHOWN. SEE PLANS, ELEVATIONS, and SECTIONS, and INSTALL (2) COLUMNS @ 1st FLR. and (2) COLUMNS @ 2nd FLR.

VIEW LOOKING OUTWARD (and UP) from DOOR

**1 STEEL REINFORCING COLUMNS**

**4 GUTTERS and DOWNSPOUTS**

**7 LIGHT FIXTURES**



(E) CONSTRUCTION TO REMAIN, TYP.

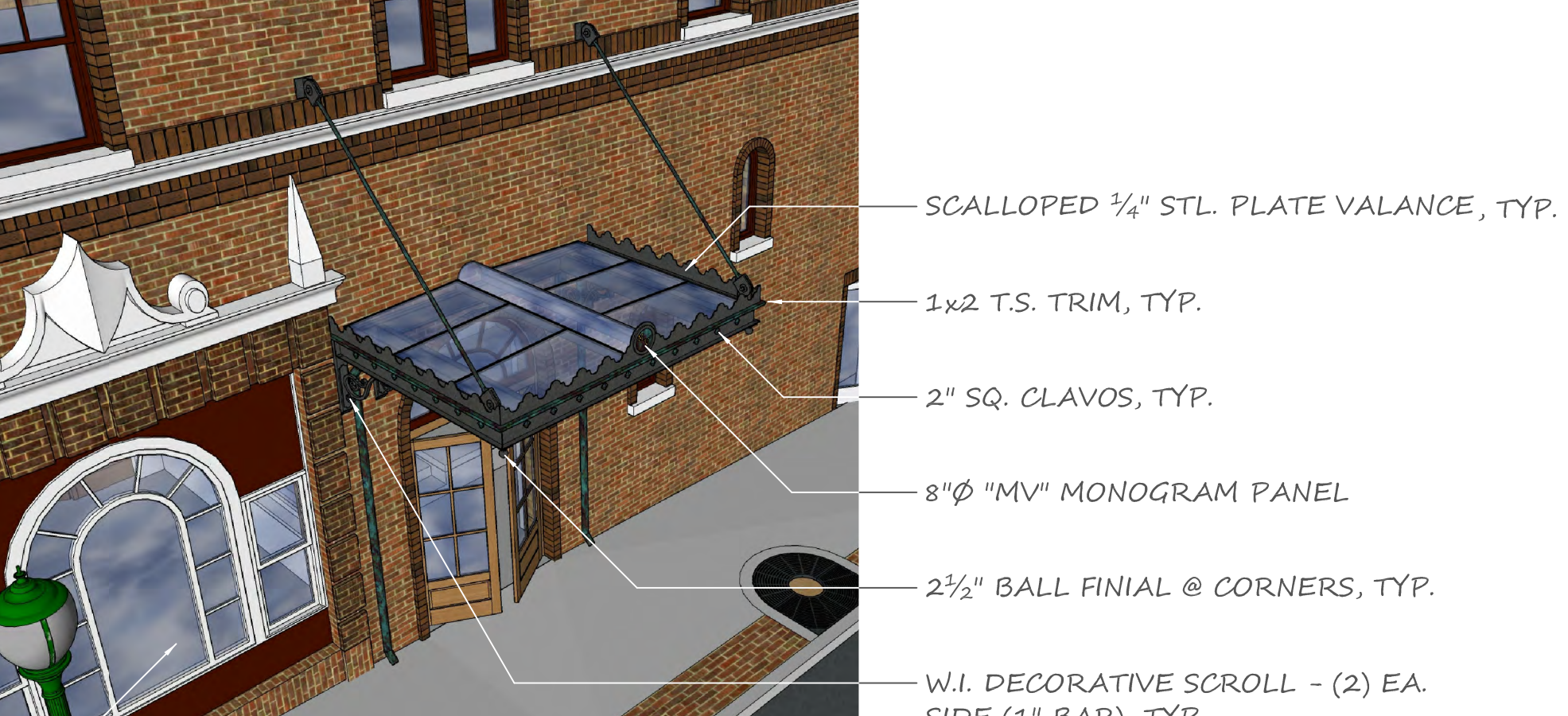
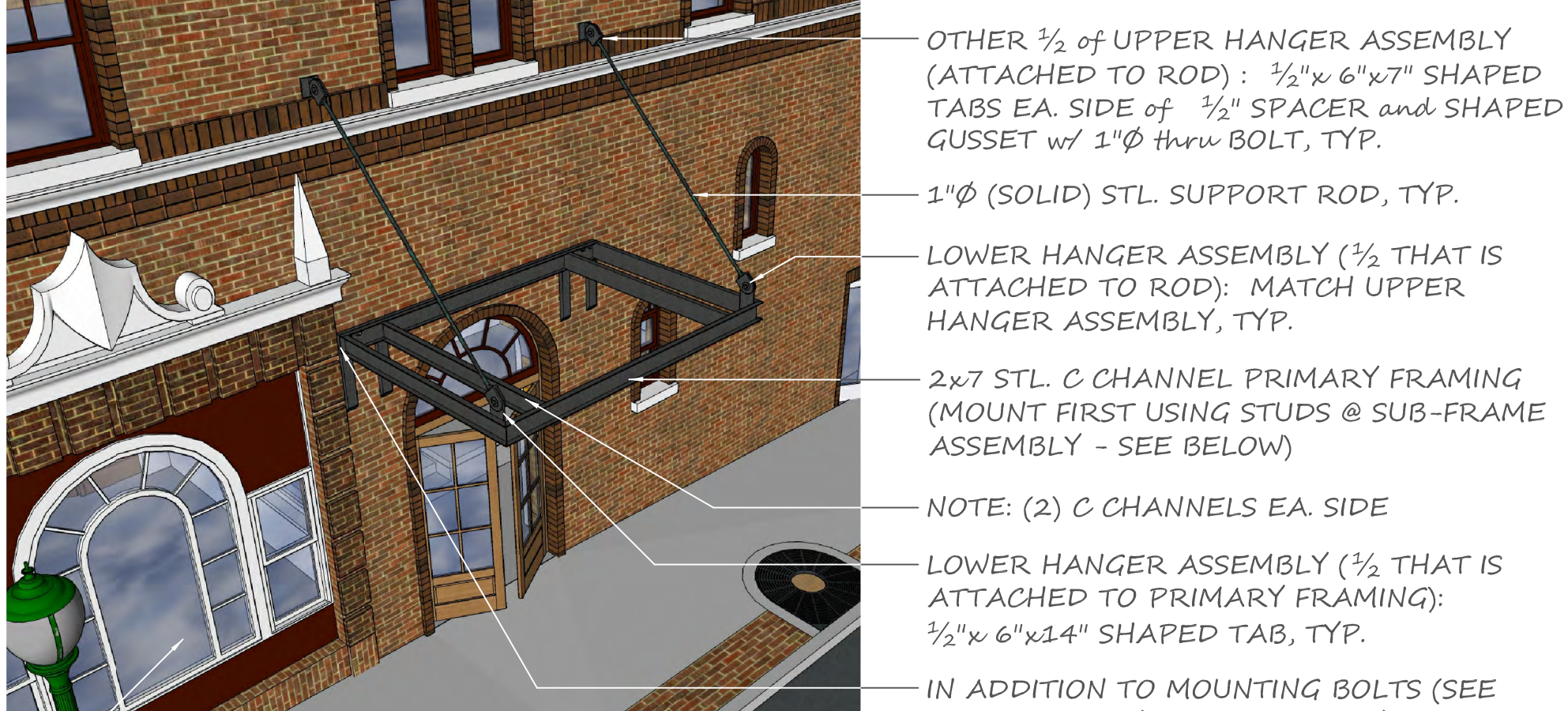
(E) CONSTRUCTION TO REMAIN, TYP.

(E) CONSTRUCTION TO REMAIN, TYP.

**2 Thru WALL SUB-FRAMES**

**5 LIGHT FRAMING and GLAZING**

**8 FINISHES**

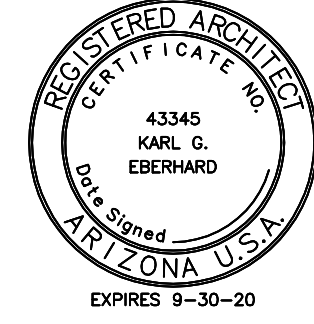


(E) CONSTRUCTION TO REMAIN, TYP.

(E) CONSTRUCTION TO REMAIN, TYP.

**3 MAIN FRAMING**

**6 ORNAMENTAL IRONWORK**



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MONTE VISTA HOTEL STOREFRONTS and MARQUEES  
100 N. SAN FRANCISCO STREET, FLAGSTAFF, AZ

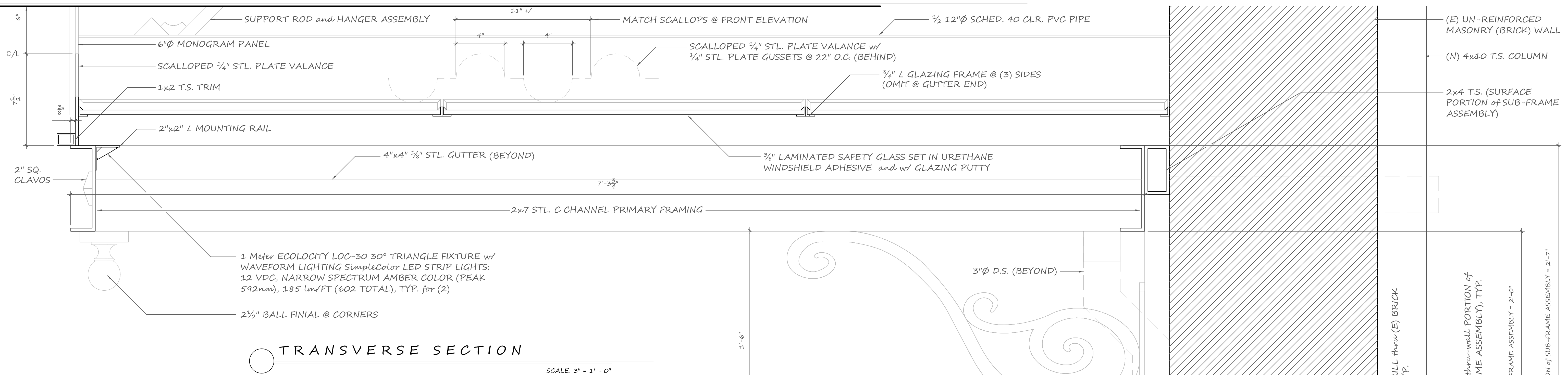
KARL EBERHARD ARCHITECT

PART 2 - ASPEN AVENUE MARQUEE  
OVERALL MARQUEE CONSTRUCTION

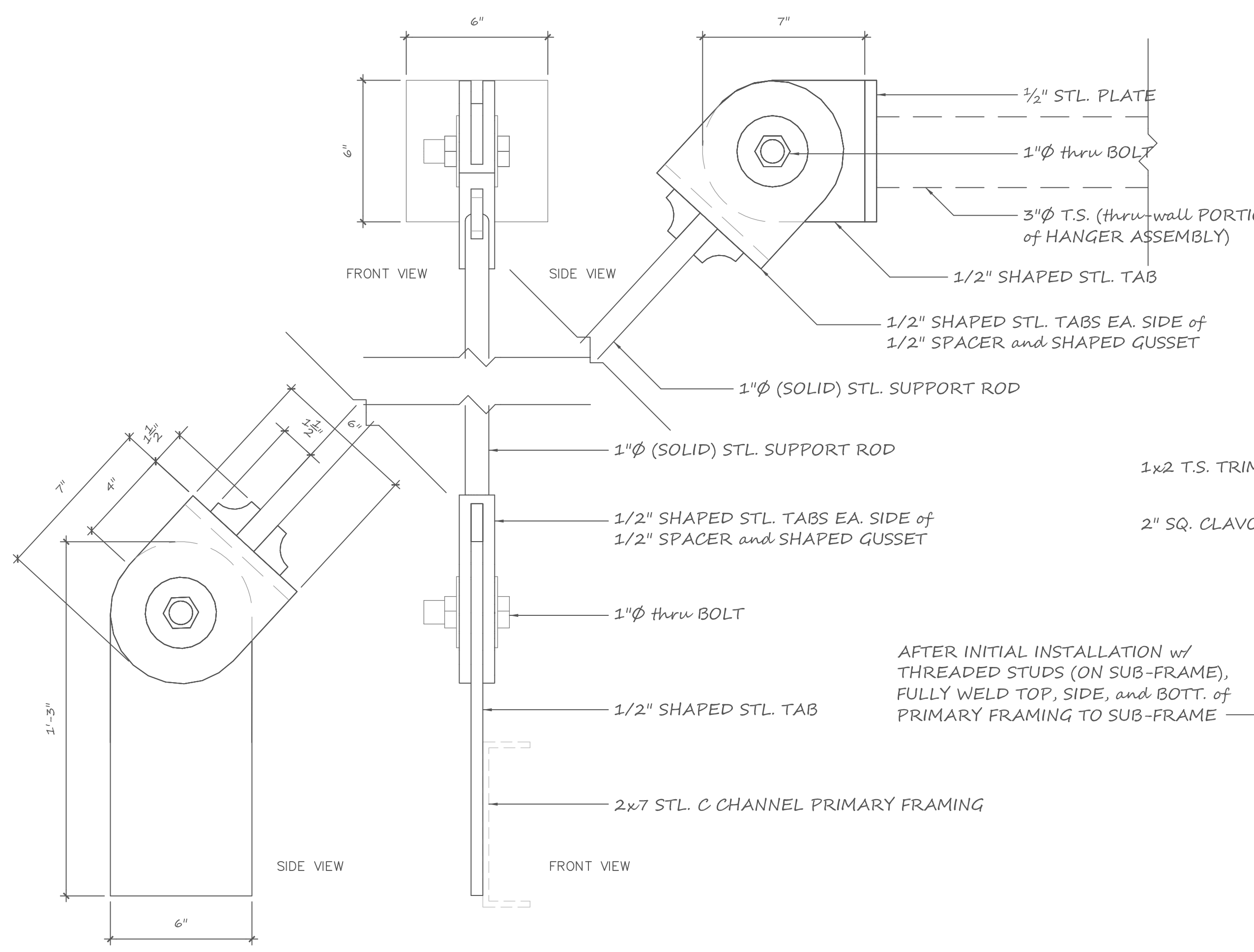
MAR 2019

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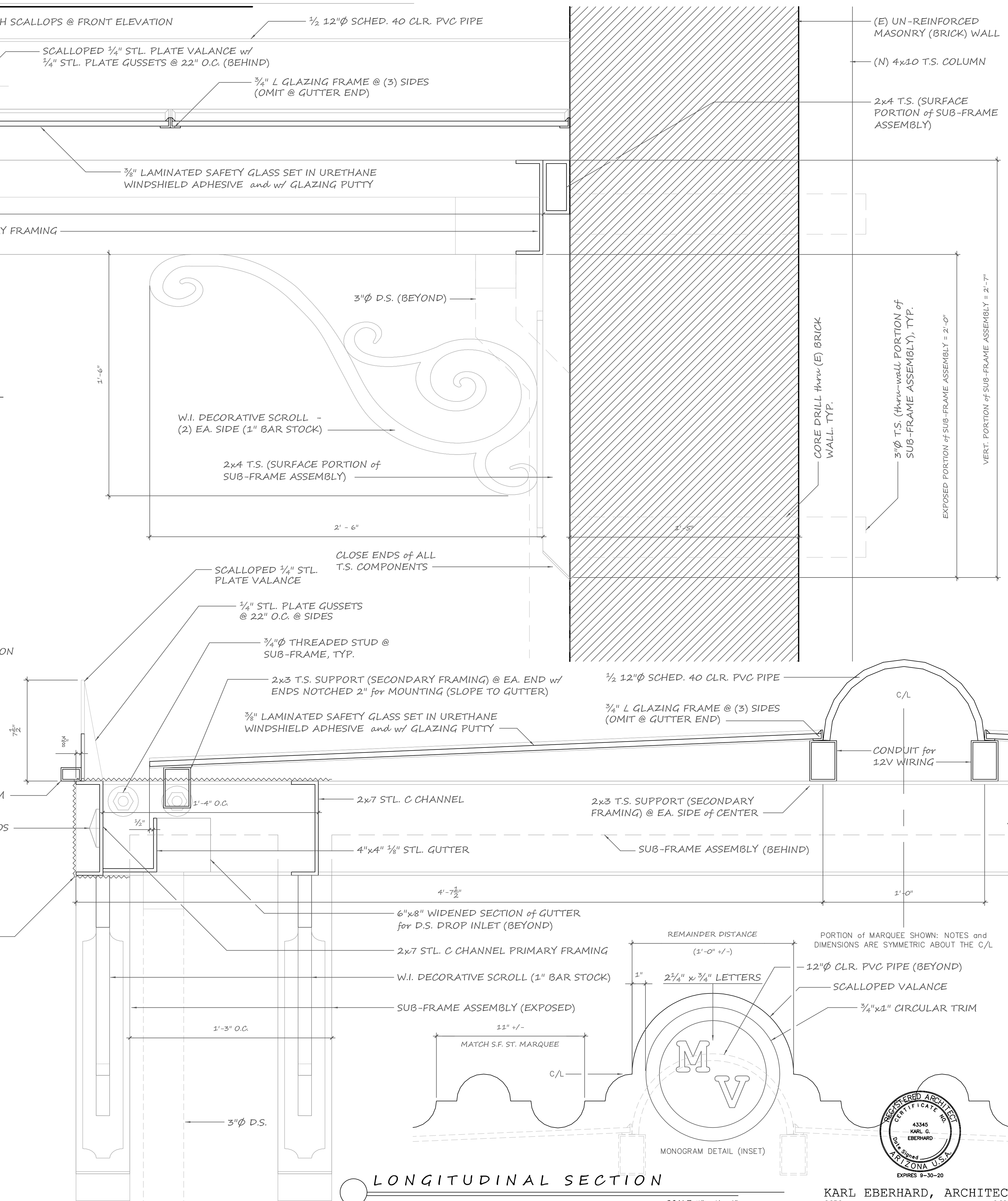
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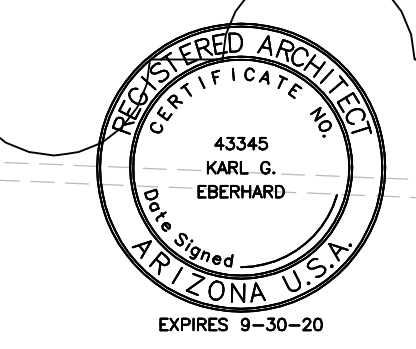
**TRANSVERSE SECTION**  
SCALE: 3" = 1' - 0"



**SUPPORT ROD and HANGER ASSEMBLY**  
SCALE: 3" = 1' - 0"



**LONGITUDINAL SECTION**  
SCALE: 3" = 1' - 0"



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 MAR 2019  
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