

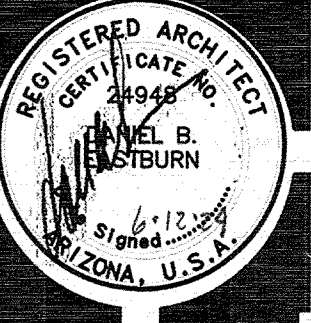
ELEVATION NOTES 49-24

1. Spark arrester or spark screen at all fireplaces. Diagonal steel mesh at Metal frame chimney caps
2. 2" natural stone at walls 3' min. above natural or finish grade, as shown on elevations and at chimneys. 4x wood water table at stone to siding and 3' high 3-4" stone accent band at full height stone walls.
3. Cut and Fill not to exceed 500 Cu. Yds. all disturbed areas of lot to be returned to natural condition typical.
4. 2x2 steel tube verticals and steel panels at all ground mounted mechanical equipment shall be a minimum 12" above high point of units and at trash enclosure. Steel gates at A/Cs and steel gate at trash enclosure.
5. Insulated roll up garage door with openers. 1x4, 1x6 cedar siding over.
6. Stained 2 x 6 RS over 2x10 RS eave trim typical.
7. 1 x 6 vertical smart siding. Provide Tyvek House-wrap and 3/8" OSB wall sheathing at all exterior walls. An approved weather resistive barrier shall be installed over all framing and wood-based sheathing.
8. Contractor to provide Finish mock-up for design review approval typical before beginning construction.
9. Clad wood windows with screens by Anderson stain grade interior. 2 x 4 RS min. jamb/sills with 3x8 head exterior trim at windows and 2 x 6 RS jamb with 3x8 head at larger windows/doors per elevations. 6/4 wd. trim at interior. Stone sills at larger windows where intersected with stone at exterior. Caulk and seal all windows with exterior latex caulk before staining or painting.

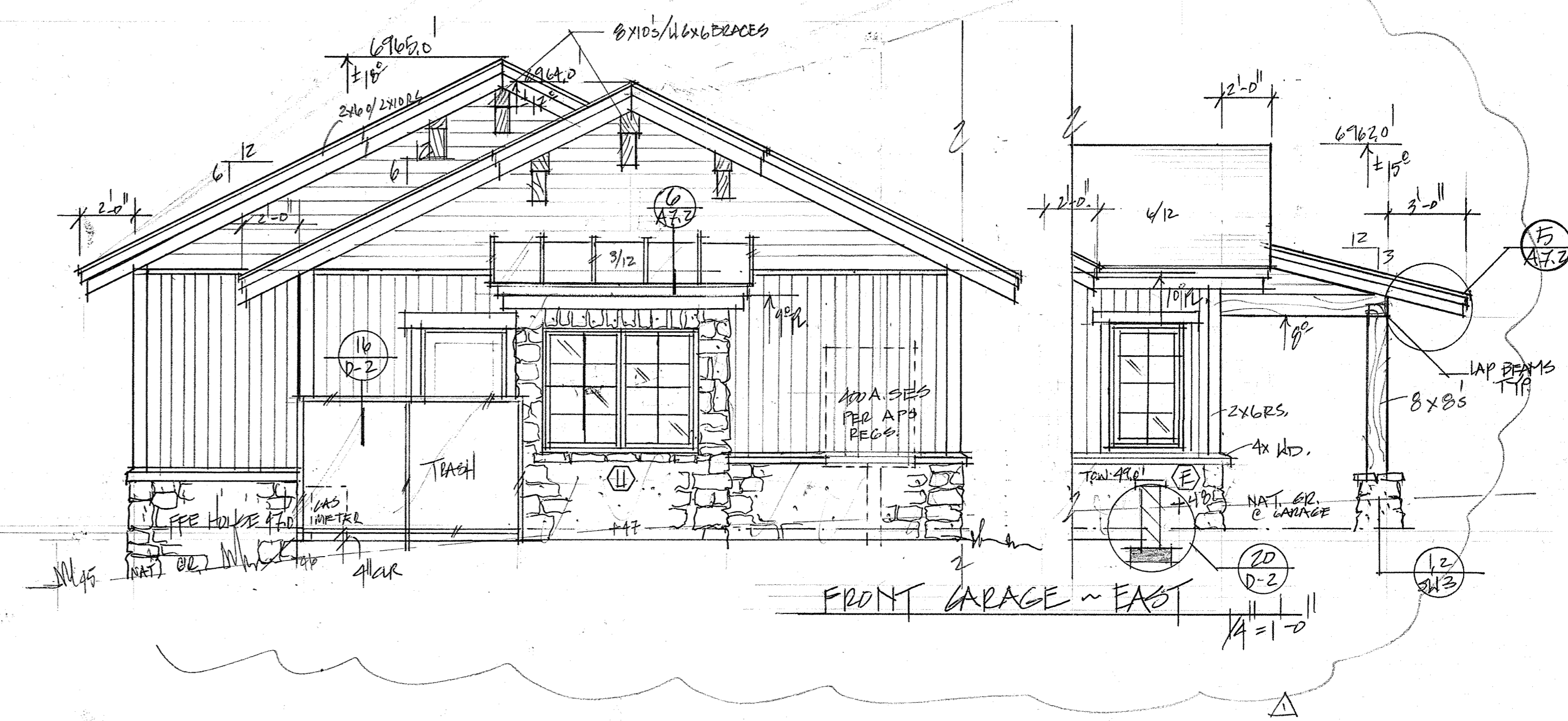
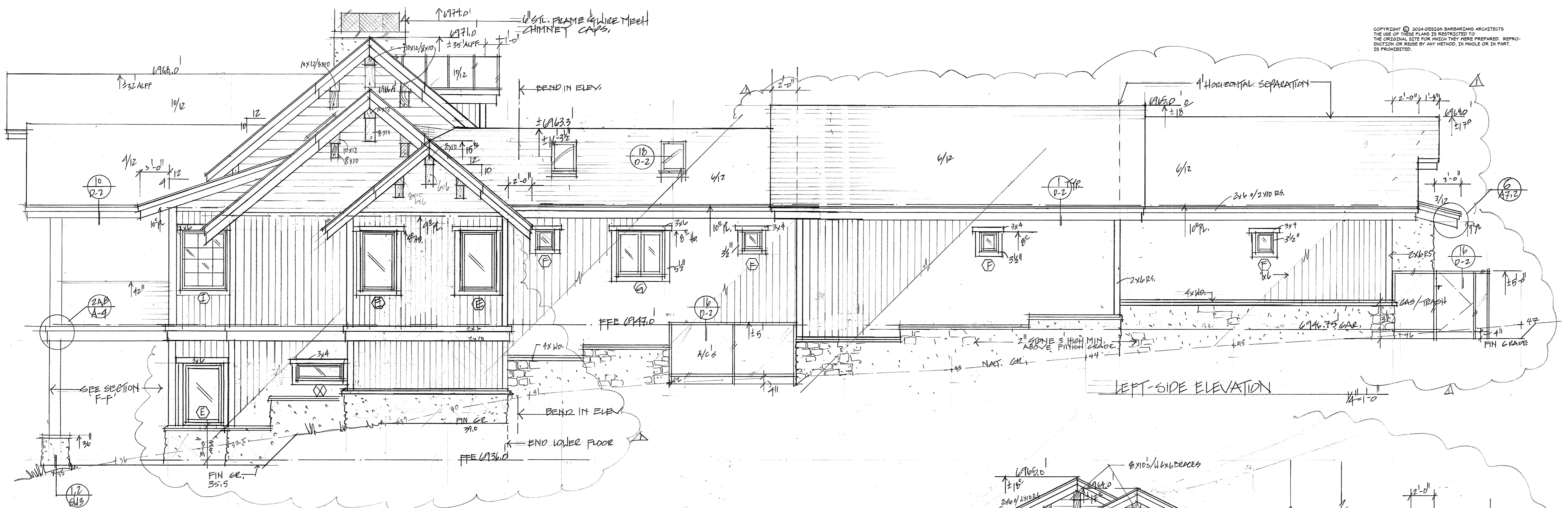
26. Service entrance to be installed and located per APS regulations.
27. 19" max. Satellite dish. Verify location with PC.
28. Exterior Lighting to be 75 watts max with frosted glass Per 1.28.2, pg. 22 PC guidelines. Driveway and paths lights shall be down facing, low intensity mounted on short poles or walls -3' high max.
29. 4'-0" min. deep trash enclosure with steel gate per plans.
30. All materials must be installed in compliance with the Flagstaff Fire Department Regulations for Pine Canyon. See required minimum standards for residential Fire-Resistant Construction At Pine Canyon As revised 2023 (See Appendix 1 of guidelines)
24. Natural stone at yard walls with 1 1/2" rectangular capstones typical. Provide Rockery wall option.
25. Paint above ground Service pedestals to match Dunn-Edwards Monterey Grey #131
- 15.14 seer min. mechanical units on slab verify with mechanical plans.
16. 1x6 RS cedar horizontal siding at Gables unless shown otherwise.
17. Colored driveway pavers by Pavestone.
- 18.2" Natural stone as shown on slabs.
19. 36" high horizontal steel railing, painted-- shall be constructed such that a 4" sphere may not penetrate.
20. Exposed wood to be stained and sealed with 2-coats water-resistant sealer--verify stain color with owner.
21. Masonry hearth with natural stone finish. Limestone mantels and trim.
22. Exposed wood beam trusses RS to be stained and sealed.
10. All exterior frame walls of building shall be sheathed with 3/8" exterior O.S.B. General contractor shall co-ordinate face of stud wall setback from stem to allow for smooth transition of finished between framing and stem.
11. Finish grade shall be a minimum of 6" below finish floor. Slope grade away from residence 1/8":1'-0" minimum.
12. Standing seam metal roof and heavy shadowline shingle roofing as shown on elevations. See finish material list for colors.
13. Window Installer to flash all windows per ESR-1607-Use "Moistop EZ-Seal", self sealant flashing. 1-800-773-4477
14. Chimney caps: Painted steel chimney cap frame and diagonal steel mesh typical.

2006 INT. WOODLAND-URBAN INTER-FACE CODE; EXT. WALLS PROTECTED W/ NON-COMBUSTIBLE WAINSCOTING EXT. 4" MIN. ABOVE GRADE.

DEL GHIACCIO RESIDENCE
LOT 342 WALNUT CANYON
MOONSTONE DRIVE
FLAGSTAFF, ARIZONA 86001



DATE ISSUED:
5-15-24
REVISIONS:
A 6/12/24
B 6/13/24
C 6/23/24
JOB NO.
2023-21
TITLE:
FRONT ELEV.



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 THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRO-
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 IS PROHIBITED.

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DEL GHIACCIO RESIDENCE
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DATE ISSUED	5/15/24
REVISIONS	Δ 6/12/24 Δ 6/13/24 Δ 8/23/24
JOB NO.	2023-21
TITLE	ELEV.

SECTION NOTES

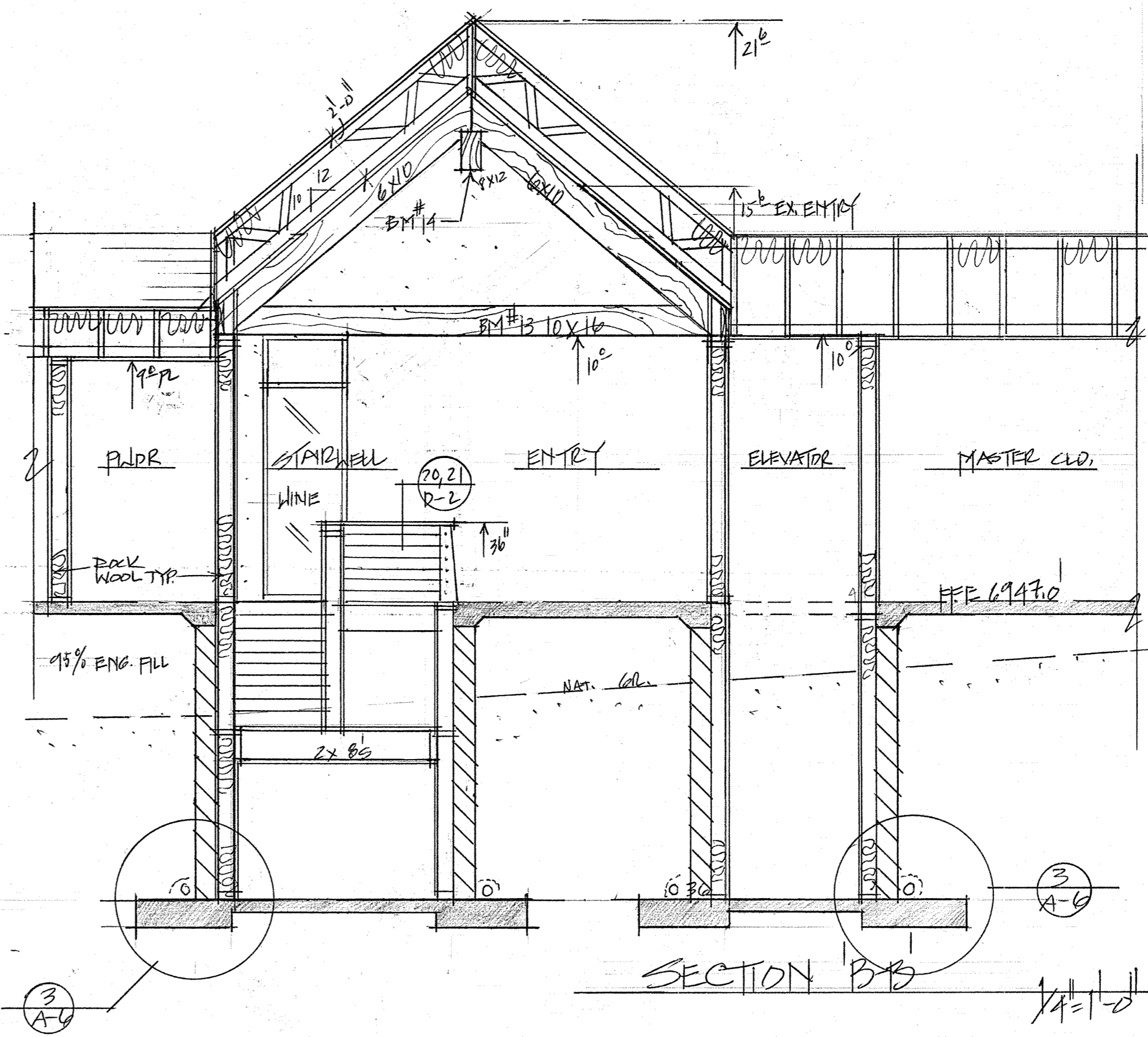
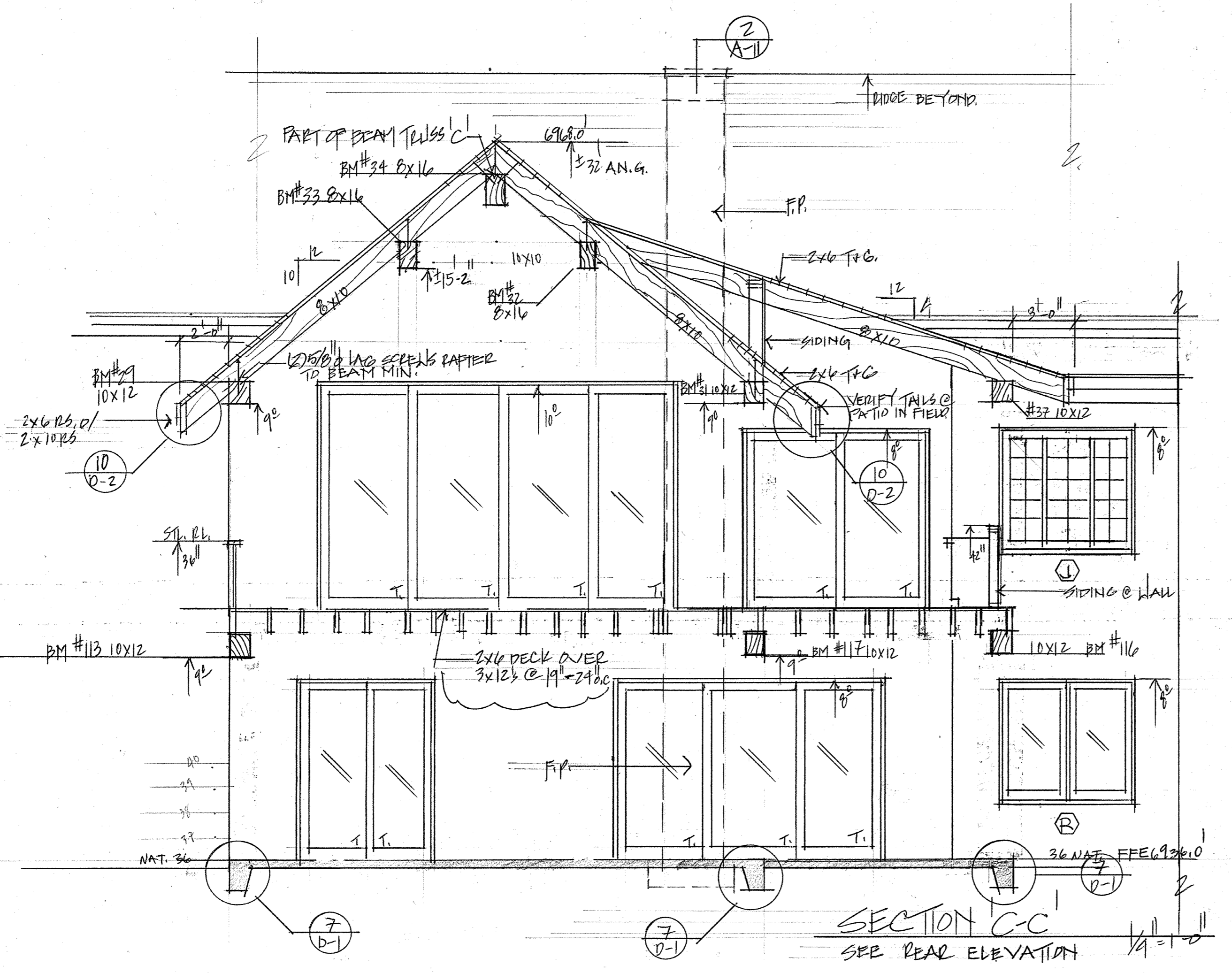
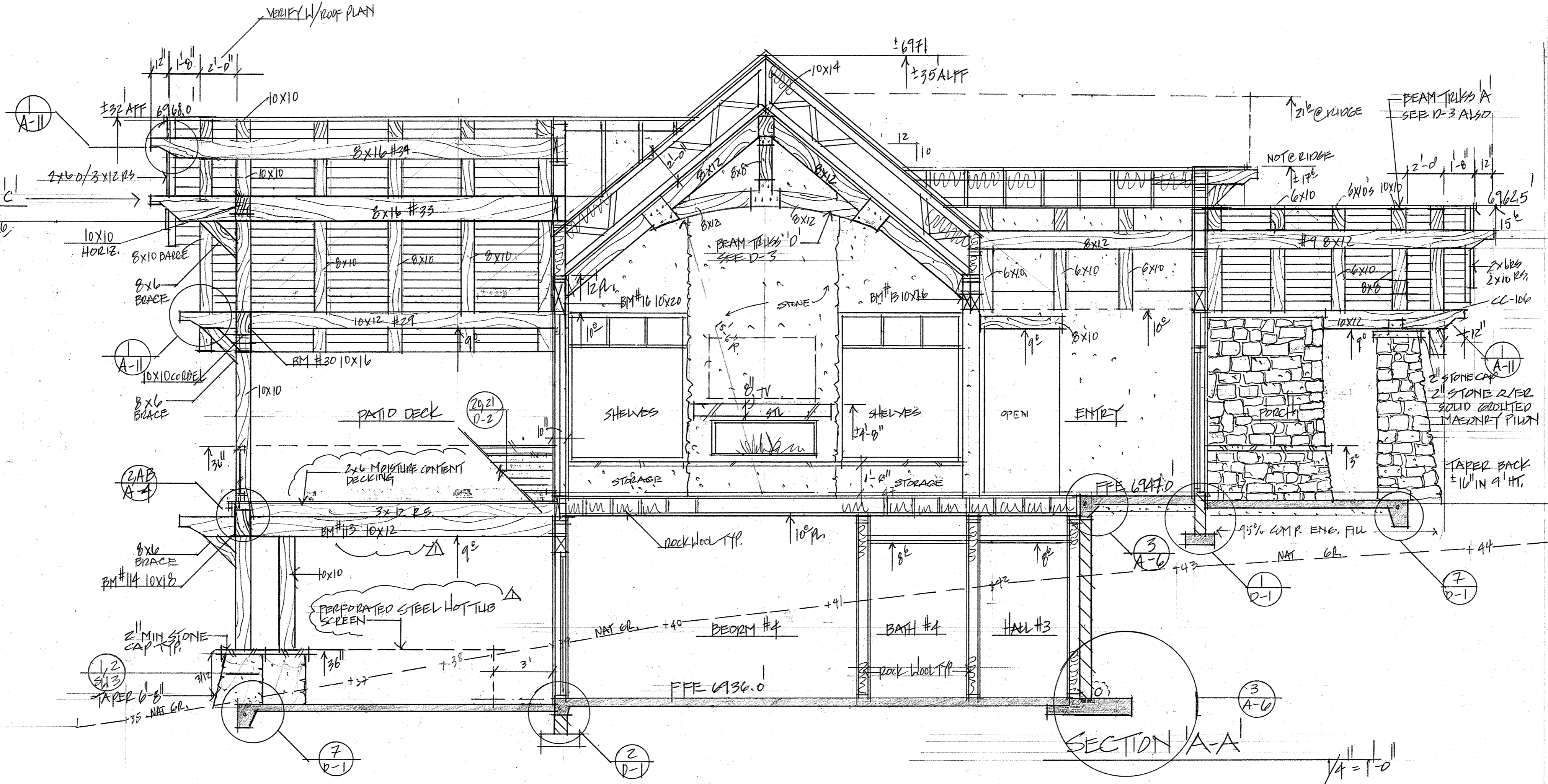
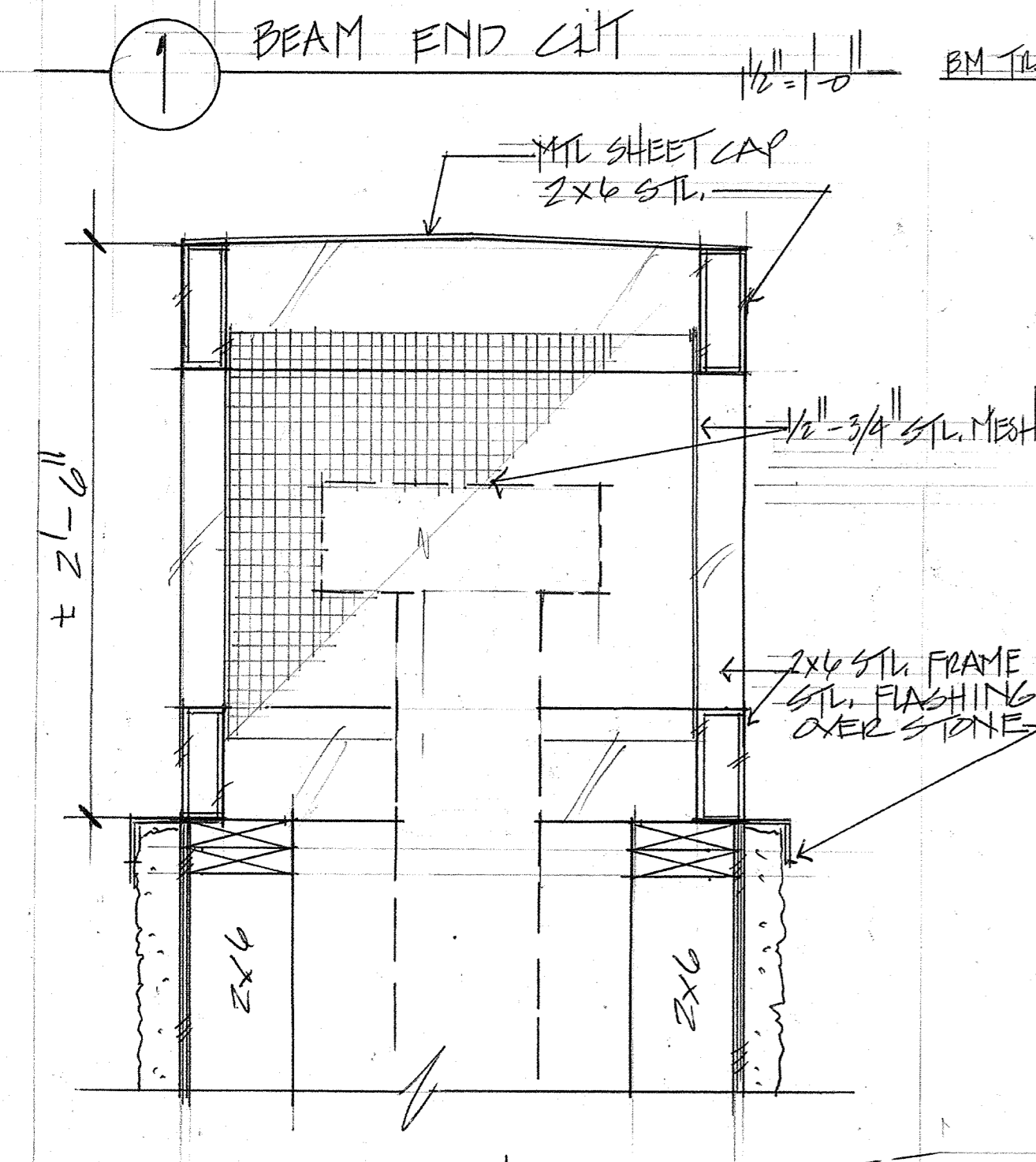
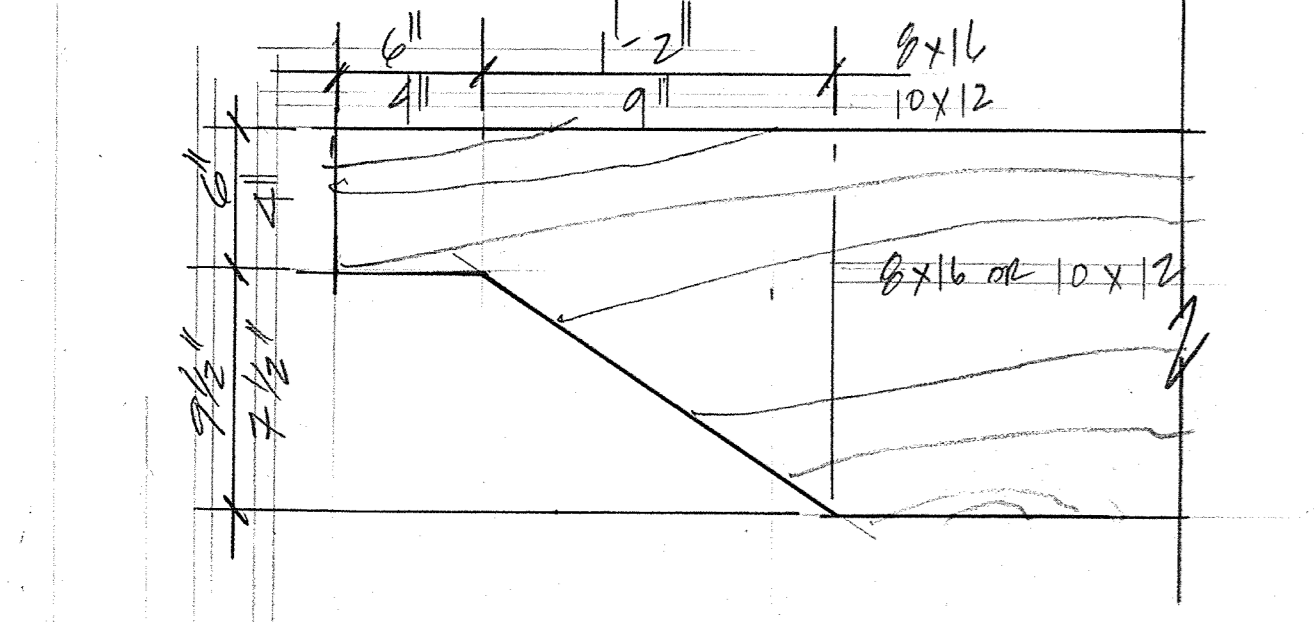
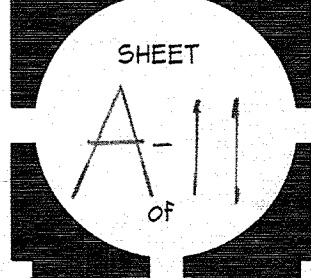
- Spark arrester at all chimney flues shall comply with current I.B.C., Pine Canyon fire requirements and City of Flagstaff.
- R-49 formaldehyde-free fiberglass batts or blown in cellulose insulation at all ceilings typ. All insulation shall be installed such that a vapor barrier is achieved to underside of roof sheathing.
- R-21 paperbacked fiberglass batts insulation at all exterior walls or blown in cellulose. Tyvek and Dow 'blueboard' insulation over sheathing. Caulk and tape all joints on the blueboard.
- Sound Control: use 2.5# per cu. ft. density rock wool only typical at all toilets, baths, master bedroom, 2nd floor space, powder, laundry, study, and as shown on plans.
- 5/8" T & G exterior grade O.S.B. roof sheathing boundary nailed with 8d common nails at 6" o.c.e.w. max. U.N.O.
- 4" concrete over 4" A.B.C., fc=3000 p.s.i. @ 28 days minimum. Use 661010 welded wire mesh typical all slabs.
- Fireblocking at 10'-0" vertical A.F.F. at all soffits and below stairs and stringers. Install 1/2" gyp. brd. fire blocking between all double walls.
- Slope all patios and garages 1/8": 1'-0" minimum away from house typical.
- Masonry hearth at lower level, wood frame hearths at upper levels and walls with nat. stone finish. Option: Wood mantels or Limestone mantels and trim.
- Metal frame and diagonal steel mesh at chimney caps.
- Exposed wood beam trusses, RS free of heart center, to be stained and sealed - verify with owner and finish notes.
- 1 x 6" vertical smart siding at exterior walls.
- Sanding seam metal roof and heavy shadow line shingle roofing as shown.
- 1x6 horizontal smart siding at gables as shown on elevations.
- Storage shelving, pantry shelving, verify with owner.
- Cabinets for AV stereo and TV selected by owner.
- All niches, shelving cabinets to have 6" recess at top for concealed light fixtures.
- Natural stone -2" veneer at masonry yard walls.
- 2" natural Stone at walls with 4" wood banding at water table to walls with siding, 3-4" stone accent band at 3' above finish grade at full height stone walls.
- 36" high horizontal steel railing painted and constructed such that a 4" sphere may not penetrate.
- Exposed wood columns, beams, and planking RS stained per owner's approval and sealed with 2 coats water resistive sealant.
- 2" Natural stone veneer at chimney and at interior fireplaces.
- Insulation shall be per IRC 2018 Zone 5. Ceiling= R-49 or continuous R-38 extending uncompressed to exterior of top plate. Walls= Per R-20.N1102.1

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**DEL GHIACCIO RESIDENCE
 LOT 342 WALNUT CANYON**
 FLAGSTAFF, ARIZONA 86001

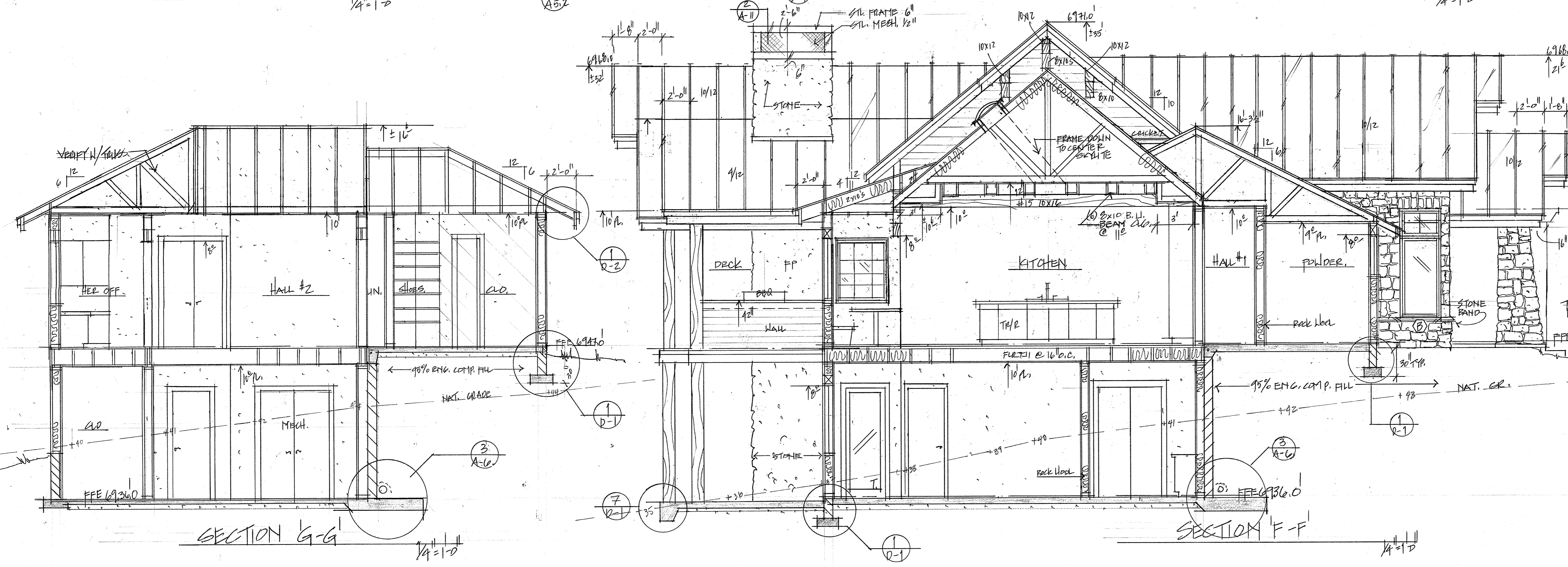
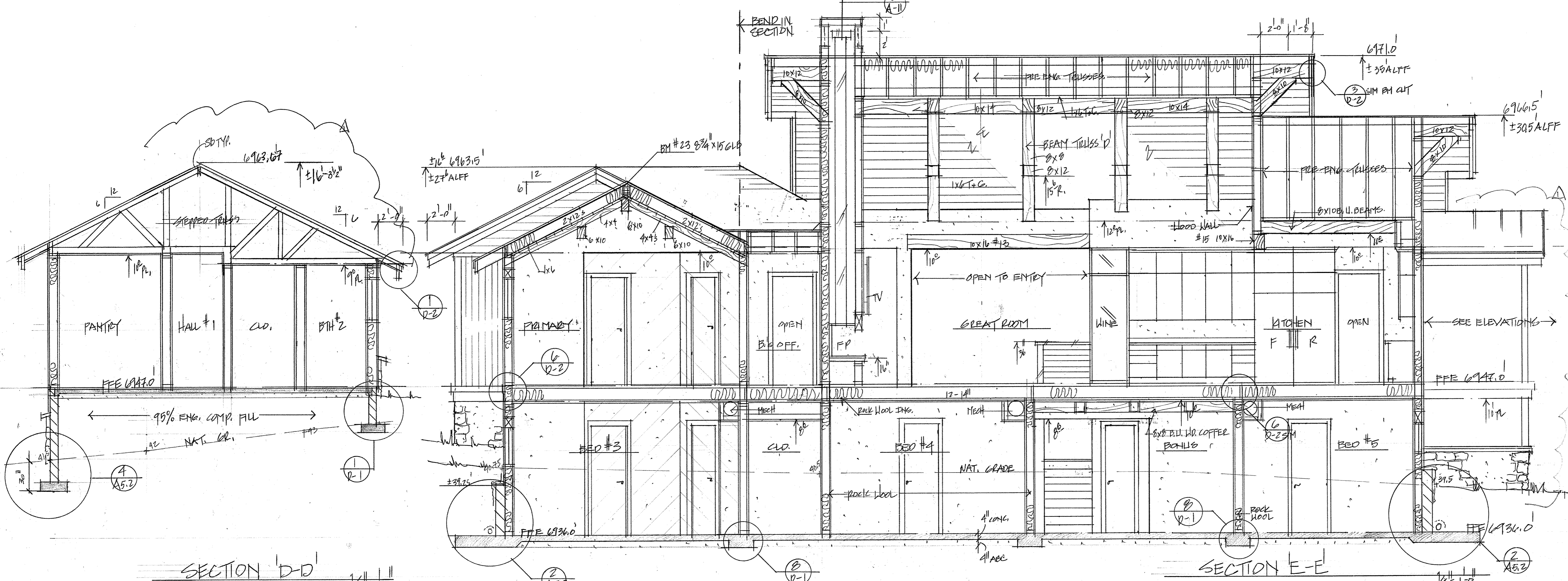


DATE ISSUED:	8/10/24
REVISIONS:	1 6/12/24 2 8/1/24 3 8/23/24 dty
JOB NO.:	2023-21
TITLE:	SECTIONS A, B, C



MATERIAL FINISHES

- 1. Roof:** Western Lock concealed fastener standing seam metal roof. 24 gage grade 50. Color: Matte Musket Gray.
- 2. Siding:** 1 x 6 vertical smart siding and horizontal 1 x 6 smart siding at gables as shown. Verify all exterior stain and colors with owner. Provide Tyvek Housewrap over any 3/8" OSB. An approved weather resistive barrier shall be installed over all framing and wood-based sheathing. Color: Okon-74
- 3. Trim:** 2 x 4, 2 x 6, 3x6, 3x8 RS wood. Color: Okon 75(darker)
- 4. Stone/Masonry:** Natural Stone by Telluride 2" veneer with 1 1/2" rectangular stone caps typical. Color: "Chaparral Squares and Rees" Drystack
- 5. Exposed stem wall:** No exposed stem walls; natural stone base typical.
- 6. Windows:** Clad wood windows with screens by Anderson, stain grade interior. 2 x, 3 x min. exterior trim per above and Elevations. 6/4 wd trim at interior. Stone sills at larger windows where intersected with stone at exterior. Caulk and seal all windows with exterior latex caulk before staining or painting. Color: Black
- 7. Exterior Doors:** 2" Thick Entry Door typical Others 1 1/2" Alder-Stain. Color: Madrid finish per Craftsman in Wood
- 8. Garage Doors:** 8' high insulated roll up garage door with openers. 1x4, 1x6 cedar siding. Color: Okon 75(darker)
- 9. Railings:** 36" high horizontal steel railings and handrails, constructed such that a 4" sphere may not penetrate spanning between 2x2 verticals. Color: Dunn Edwards "Wells Gray" DE-6242 LRV 40
- 10. Driveway pavement:** Concrete Pavers by "Keystone". Color: "Antique Pewter", random pattern.
- 12. Exposed wood:** beam trusses, columns and outriggers. Rough Sawn -Saw Size typ. to be stained and sealed -verify all stain and color with owner. Color: Okon-75 (darker)
- 13. Gates/enclosures:** Mechanical and trash enclosure/gates metal painted. Color: "Wells Gray" DE-6242 LRV 40
- 14. Gutters/Downspouts:** Shall be painted galvanized aluminum to match roof color. Downspouts deliver to 6" PVC underground drains to daylight typical. Contractor to provide copper price option.



DEL GHIACCIO RESIDENCE
 LOT 342 WALNUT CANYON
 MOONSTONE DRIVE
 FLAGSTAFF, ARIZONA 86001



DATE ISSUED: 5/15/24
 REVISIONS:
 1 6/12/24
 2 8/11/24
 3 8/23/24 CITY
 JOB NO.:
 2023-21
 TITLE: SECTION D, E, F, G