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Drawn by: EAO
 Checked by: PWM
 Date: 10 Jan 2020
 Revisions: -



Vicinity Map

Scale: NTS

Code Summary

Basis of Design:
 Certificate of Occupancy dated 2/16/90
 Use: Theater Group: A2 Construction Type; VN
 2018 International Existing Building Code

Scope of Work and Code Review is limited to alterations to the lower floor of the existing building. No change of Building Occupancy is proposed. The value of alterations are minor relative to the value of the building as a whole. Therefore, no evaluation as to the status, integrity or character of the existing building has been made, including construction type, structural integrity, flood hazards, seismic design, fire ratings, fire sprinklers, fire alarms, etc.

The project involves two work areas, as indicated on plans.

Work Area #1 is limited to repairs of gypsum wall board damage and minor incidental electrical work. Per IEBC Chapter 7 - Level 1, painted gypsum wall board shall meet IBC Chapter 8. Existing fire protection and means of egress shall be maintained undiminished. No existing structural elements shall be impacted, nor changes to exterior envelope.

Work Area #2 is reviewed per IEBC Chapter 8 - Level 2. Work in this area includes the demolition of 16 ft of wall and re-construction in a new location, as well as new door installation. The egress components have been evaluated for this area and indicated on plans, including a new 90 minute exit door. 7'-0" ceiling height is acceptable.

Project Notes

Project Name: Theatrikos Basement Remodel
Project Address: 11 W Cherry Ave, Flagstaff, AZ 86001
Subdivision: Flagstaff Townsite
Block: 34
Lot Number: 18
Parcel Number: 101-18-009
Parcel Size: 0.49 Acres
Zoning: CB (Central Business)
Project Narrative: Owner intends to relocate one wall in the basement to utilize it as a rehearsal space, and repair drywall. All work is internal to the building.

Property Owner: The City of Flagstaff
Mailing Address: 211 W Aspen Ave, Flagstaff, AZ 86001

Tenant: Theatrikos Theater Company
Tenant Address: 11 W Cherry Ave, Flagstaff, AZ 86001

Architect: Paul Moore
Email Address: paul@pwma.work
Phone Number: 928.773.1624
Mailing Address: 1665 N Turquoise Dr. Flagstaff, AZ 86001

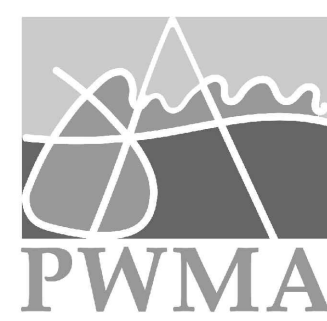
Project Scope of Work is limited to Basement Level
Basement: 3,313 sf
Tenant Use: Theater (A1)
Occupant Load: 37 occupants
Egress:

Required Exits: 1
Existing Exits: 1
Plumbing:
Total WC Required: 1 men, 1 women
Total WC Existing: 1 men, 1 women

Construction Type: VB
Flood Zone: AE
Fire Sprinklers: NA
Electric Service Size: 225 amp
Water Service: Utility
Heating: Gas Heater

Drawing Index

A1.0 Cover Sheet & Site Plan
 A2.0 Existing/Demo Floor Plan
 A2.1 New Floor Plan
 A3.0 Notes & Details



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

Theatrikos Basement Remodel
11 W Cherry Avenue

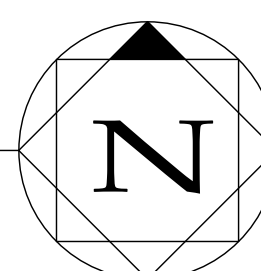
Cover Sheet

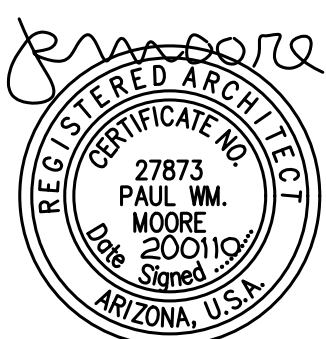
A1.0



Site Plan

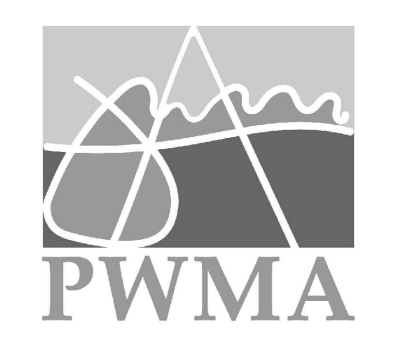
0' 20' 40' 100' Scale: 1" = 20'
 Site Plan based on GIS data for location purposes only.





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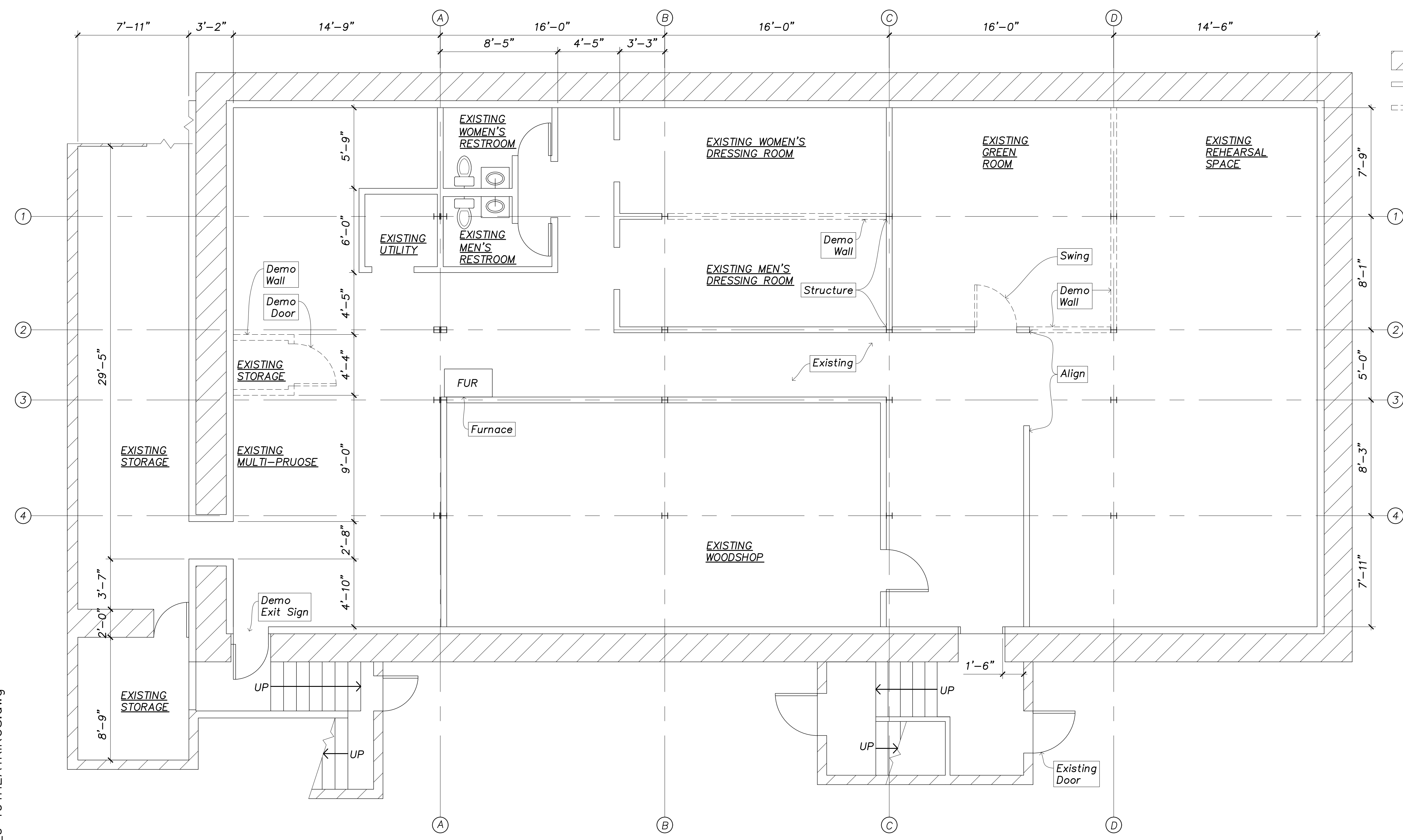


P W M A llc
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 ARCHITECT
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Theatrikos Basement
 Remodel
 11 W Cherry Avenue

Existing/Demo
 Floor Plan
 1/4"=1'-0"

A2.0



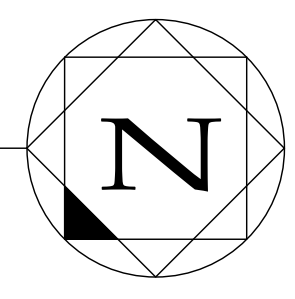
- Existing Exterior Stone or Masonry Wall to remain
- Existing Non-bearing 2x4 Wood Stud Wall to remain
- Wall to be demolished
- Existing Structural Steel Columns, no change.

Existing/Demo Floor Plan Notes:

- Align** - Demo wall section to point where existing wall aligns with adjacent existing wall.
- Demo Door** - Existing door to be removed, per plan. Use existing doors in remodel, where possible.
- Demo Exit Sign** - Disconnect and remove existing Exit Signage
- Demo Wall** - Existing non-bearing 2x4 wood stud wall to be demolished, typical. Contractor to verify walls to be non-structural before demo, typical.
- Existing** - Existing walls, structural columns, plumbing, electrical, & fixtures to remain, per plan.
- Existing Door** - Existing 3'-0"x6'-8" door to remain with existing panic hardware.
- Structure** - Existing steel structural columns along grid to remain, typical.
- Swing** - Remove existing door to reverse swing. See A2.1

Existing/Demo Floor Plan

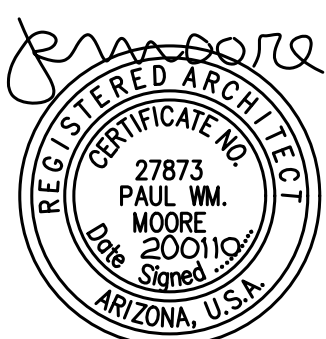
0' 4' 8' 20' Scale: 1/4" = 1'



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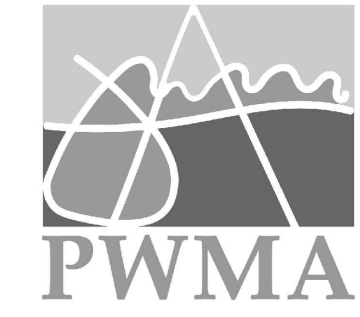
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Theatrikos Basement
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New Floor Plan

1/4"=1'-0"

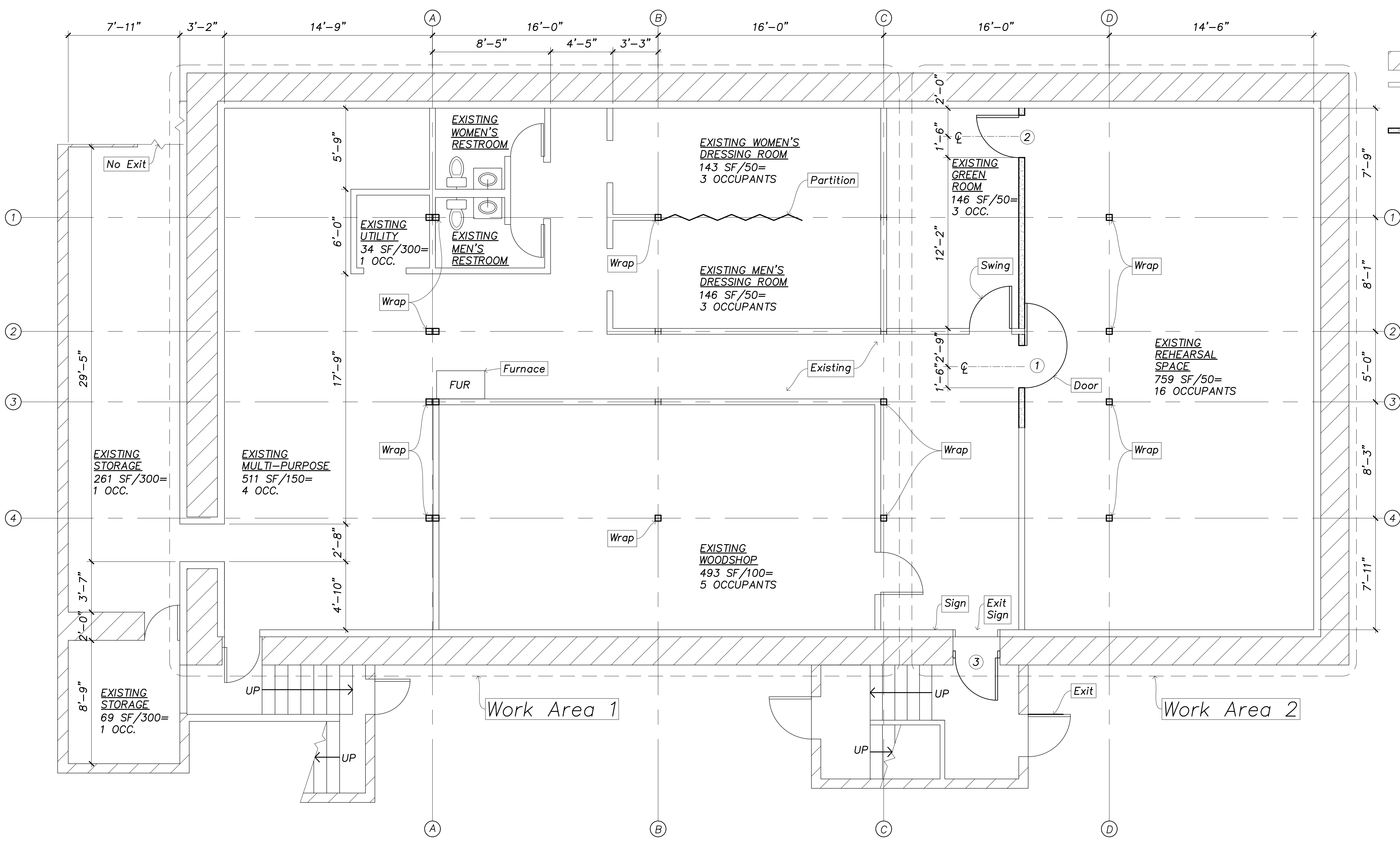
A2.1

- Existing Exterior Stone or Masonry Wall to remain
- Existing Non-bearing 2x4 Wood Stud Wall to remain
- Existing Structural Steel Columns, no change.
- New Non-bearing 2x4 Wood Stud Wall with new painted 5/8" gypsum wall board on both sides, typical.

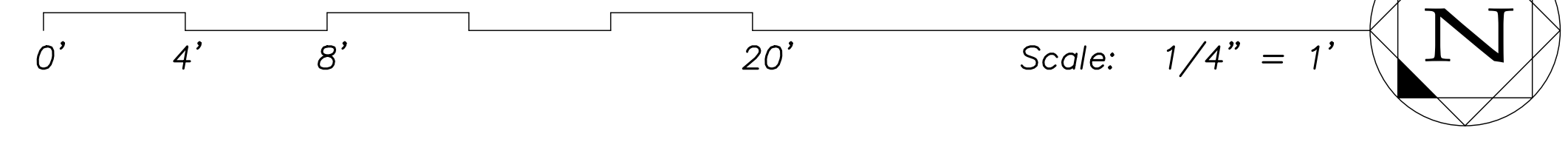
New Floor Plan Notes:

- Door - New door, typical. See door schedule.
- Existing - Existing walls, structural columns, plumbing, electrical, & fixtures to remain, per plan.
- Exit - Existing exit to public way to remain. Existing panic hardware and exit lighting to remain.
- Exit Sign - Existing exit sign to remain.
- Furnace - Existing furnace to remain.
- No Exit - Stairway through opening not an exit. Existing "Not an Exit" signage to remain.
- Partition - New folding wall partition, per owner.
- Sign - New permanent-mounted sign at main exit to read: "Basement Maximum Occupancy 49". Sign to be acrylic with white background and red lettering, or approved equal.
- Swing - Reverse swing of existing door or replace door.
- Wrap - Wrap all exposed existing steel columns, typical. See detail 1/A3.0. Steel beams similar.

Door Schedule			
Tag	Size	Door Type	Notes
1	3'-0" x 6'-8"	Passage	180° swing, door stop
2	3'-0" x 6'-8"	Passage	door stop
3	3'-0" x 6'-8"	Entry	90 minute min. rated metal door, panic hardware, closer



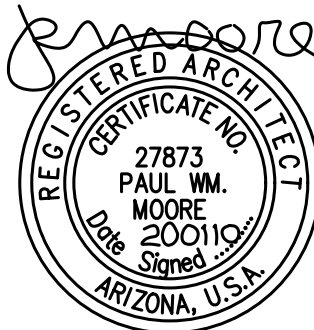
New Floor Plan



A2_1 19THEATRIKOS.dwg

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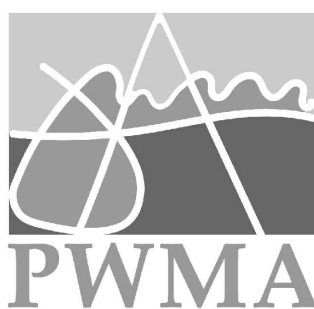
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Theatrikos Basement
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Notes

A3.0

General Requirements

Codes: 2018 IBC International Building Code
2018 IEBC International Existing Building Code
2018 IPC International Plumbing Code
2018 IMC International Mechanical Code
2017 NEC National Electric Code
2018 IECC International Energy Code
2019 City of Flagstaff Amendments

Design Criteria:
Occupancy: A1
Construction: VB

Materials of Construction:
Structural lumber: #2 douglas fir, u.o.n.

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.

200. Site work - none

300. Concrete - none

400. Masonry - none

500. Metals - none

600. Wood

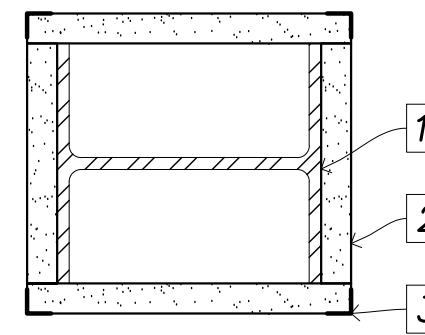
- 601. Wood stud walls to be #2 DF or better 2x4 studs 16" oc with top and bottom plates, and faced with 5/8" Type X gypsum board. Use 2x6 studs at plumbing and exterior walls, typical.
- 602. All wood in contact with masonry or concrete, which is in contact with earth, and sills / plates or ledgers which rest on masonry foundations, shall be factory treated wood.
- 603. Provide incidental wood framing, where required to patch adjacent to demolished walls and floors and proposed

700. Envelope - none

800. Doors - General

- 801. Re-use existing doors where possible.
- 802. All doors shall be 3 ft. wide by 80 inches high, unless otherwise noted. Verify rough opening sizes with supplier and coordinate jamb depth.
- 803. Interior doors 1-3/8 thick. exterior doors 1-3/4 thick.
- 804. Weather strip all exterior doors, including threshold. Thresholds to be 1/2" maximum..
- 805. Exit doors shall be equipped with panic hardware and be openable from the inside without the use of a key or any special knowledge or effort.
- 806. At all required exits, the floor or landing shall not be more than 1/2 inch lower than the threshold of the doorway. at other doors, such dimension shall not exceed 1 inch.
- 807. Exterior landings shall not slope more than 1/4 inch per foot.
- 808. Exterior landings shall not slope more than 1/4" per foot.

- 818. Hardware
- 819. Door Hardware to be Heavy Duty. Color of door hardware to match existing.
- 820. Door handles to be lever type meeting all ADA requirements.
- 821. Review and verify all Locking, latches, and Keying with owner.
- 822. Provide kick plates, closers, and stops per owner.
- 823. Provide fully functioning doors and hardware.



- 1. Existing Structural Steel Column
- 2. New 5/8" GWB
- 3. Corner Bead at each corner, typical.

1 Wrapped Column

SCALE: 3" = 1'-0"

Sole plate to joist or blocking, face nail	16d @ 16" oc
Top or sole plate to stud, end nail	(2) 16d
Stud to sole plate, toe nail	(3) 8d or (2) 16d
Double studs, face nail	10d @ 24" oc
Double top plates, face nail	10d @ 24" oc
Sole plate to joist or blocking @ bwp	(3) 16d @ 16" oc
Double top plates, minimum 48" offset of end joints, face nail in lapped area	(8) 16d
Rim joist to top plate, toe nail	8d @ 6" oc
Top plates, laps @ corners & intersections, face nail	(2) 10d
Built-up header, two pieces with 1/2" spacer	16d @ 16" oc along each edge
Continued header, two pieces	16d- 16" along each edge
Rafter to plate, toe nail	(2) 16d
Built up corner studs	10d @ 24" o.c.
Rafter ties to rafters, face	(3) 8d

Sill plate to slab - shot pins @ 32" oc

2 Nailing Schedule

SCALE: NTS