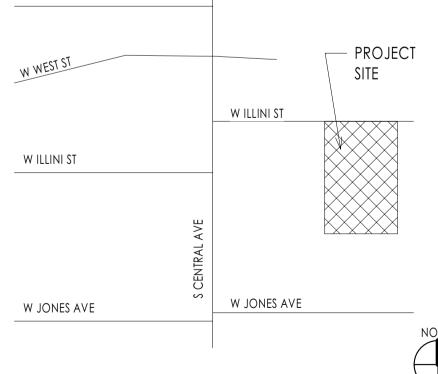


# **ILLINI HOUSE** 23 EASE ILLINI STREET, PHOENIX, ARIZONA 85040

## **GENERAL NOTES**

- A. DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN
- WRITING AND WITH APPROPRIATE COMPENSATION TO RS ARCHITECTURE. B. IT IS THE RESPONSIBILITY OF ALL BIDDERS TO VISIT THE JOBSITE TO COMPLETELY STUDY THESE CONTRACT DOCUMENTS AND TO FULLY AND COMPLETELY ESTIMATE THE EXTENT OF THE PROJECT.
- C. IF CONTRACTOR OR SUBCONTRACTOR DISCOVERS ANY DISCREPENCIES, ERRORS, OR OMISSIONS IN THESE
- DRAWINGS, OR QUESTION THEIR INTENT, THE ARCHITECT SHALL BE NOTIFIED AT ONCE FOR CLARIFICATION. D. ALL BIDDERS SHALL INCLUDE ALL CONTINGENCY COSTS IN THEIR BID. NO ADDITIONAL COMPENSATION WILL BE PERMITTED FOR FAILURE TO COMPLETELY ASCERTAIN ALL ASPECTS OF THE PROJECT.
- E. ALL WORK AND EQUIPMENT ON THIS PROJECT SHALL COMPLY WITH APPROPRIATE BUILDING CODES, STATE LAWS AND REGULATIONS, UTILITY COMPANY REGULATIONS, FEDERAL CODES AND REGULATIONS, WILLIAM-STEIGER OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (PUBLIC LAW 91-596), AND OTHER STATUTORY PROVISIONS PERTAINING TO THE WORK.
- F. CONTRACTO OR SUBCONTRACTOR SHALL TAKE ALL NECESSARY PERCAUTIONARY MEASURES TO PROTEC THE PUBLIC AND PRIVATE PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
- IN THE CASE OF CONSTRUCTION IN TOPOGRAPHICALLY OF ENVIRONMENTALLY DELICATE AREAS. TH CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES TO PROTECT AND PRESERVE NATURAL AREAS. H. CONTRACTOR AND SUBCONTRACTORS SHALL KEEP THE CONSTRUCTION IN A NEAT AND ORDERLY
- CONDITION, FREE FROM ACCUMULATION OF DEBRIS. I. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING BUILDING STRUCTURE PER SITE PLAN AND WITHIN
- ALL SETBACKS AS INDICATED ON PLANS. J. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND UTILITY
- EASEMENTS. ALL COORDINATION AND INSTALLATION OF UTILITY DEVELOPMENT (ELECTRIC, WATER, GAS, SEWER, TELEPHONE, CABLE TV, ETC.)SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. K. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED BY A WALL A MINIMUM OF 1'-0" TALLER THAN THE TOP OF MECHANICAL EQUIPMENT.
- L. ALL PRODUCTS LISTED BY ICC/NER NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE ICC APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.





- C. MISCELLANEOUS SITE STRUCTURES, POOLS, SPAS, FENCES, SITE WALLS, RETAINING WALLS, AND GAS STORAGE TANKS REQUIRE SEPERATE PERMITS. D. ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE (310.1.4) E. DOORS LEADING INTO THE HOUSE FROM GARAGE SHALL BE 20 MINUTE RATED OR EQUAL, SELF-CLOSING, SELF LATCHING (R302.5.1)

- 1. BED JOINT: +1/8" 3. HEAD JOINT: 1/4"+3/8"
- 4. COLLAR JOINTS: 1/4"+3/8"

- O. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE, TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE DRAIN INLET (R307.2). WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (R702.4.2) P. BLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION REQUIREMENTS: WATER CLOSETS - TANK TYPE 1.6 GAL./FLUSH, SHOWER HEADS - 2.5 GAL./MINUTE, FAUCETS - 2.2 GAL./MINUTE, PROVIDE AERATOR. (TABLE P2903.2)
- Q. WATER TREATMENT SYSTEMS SHALL BE EQUIPPED WITH AN AUTOMATIC OR READILY ACCESIBLE MANUAL SHUTOFF TO PREVENT CONTINUOUS FLOW WHEN NOT IN USE. (N1103.4.1) R. DOMESTIC DISHWASHING MACHINES CONNECTED TO A DISPOSER SHALL HAVE THE DISCHARGE INSTALLED AS HIGH AS POSSIBLE (P2717.3)
- S. STORAGE TANK TYPE WATER HEATERS SHALL BE INSTALLED WITH A DRAIN PAN AND DRAIN LINE. (P2801.5.1-2) T. THE HOT WATER RECIRCULATING SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC OR READILY ACCESIBLE MANUAL ON SWITCH AND A TEMPERATURE SENSOR ACTIVATED SHUT-OFF THAT CAN AUTOMATICALLY TURN OFF THE HOT WATER CIRCULATING PUMP WITH THE SET
- TEMPERATURE IS REACHED. (N1103.4.1 AMENDED) U. PROVIDE ROOF/ATTIC VENTULATION UNLESS INSULATION IS APPLIED DIRECTLY TO UNDERSIDE OF ROOF SHEATHING OR THE DIMENSION IS 24" OR LESS BETWEEN THE CEILING AND BOTTOM OF ROOF SHEATHING. (R806.1 AMENDED)
- W. PROVIDE MINIMUM R-3 INSULATION ON HOT WATER PIPES. (N1103.4) X. SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MINIMUM OF R-8. DUCTS IN FLOOR TRUSSES SHALL BE INSULATED TO A MINIMUM OF R-6. (N1103.2.1)
- Y. REGISTERS, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES IN ADDITION TO BEING CONNECTED TO THE DUCTWORK THEY SERVE.
- Z. DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS (M1502.4.5 AMENDED), M1502.4.1 THRU M1502.4.6.
- AA. EXHAUST AIR FROM KITCHENS, BATHROOMS AND TOILET ROOMS SHALL NOT BE RE-CIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT, SHALL NOT DISCHARGE INTO AN ATTIC AND/OR CRAWL SPACE AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. (M1507.2) BB. ELECTRICAL FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATION. (E4003.9) CC. PROVIDE A WALL-MOUNTED GFCI PROTECTED RECEPTACLE WITHIN 36" OF A BATHROOM OR POWDER ROOM LAVATORY. (E3901.6) DD. 15- AND 20-AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES AND GRADE-LEVEL PORTIONS OF UNFINISHED ACCESSORY BUILDINGS USED FOR STORAGE OR WORK AREAS, AND INSTALLED OUTDOORS SHALL HAVE GFCI PROTECTION FOR PERSONNEL. (E3902.1-3) EE. ALL BRANCH CIRCUITS THAT SUPPLY 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTED (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (E3902.12) FF. IN AREAS SPECIFIED IN SECTION E3901.1, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT. (E4002.14)

- GG. NOT USED HH. NOTE USED
- KK. PROVIDE A MINIMUM OF TWO 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN/DINING/BREAKFAST. (E3703.2) LL. PROVIDE A CONCRETE ENCASED GROUNDING ELECTRODE OF NOT LESS THAN 20 FEET OF #4 BARE COPPER. (E3608.1.2) MM. PROVIDE BONDING TO THE WATER PIPING, GAS AND METAL BUILDING SYSTEMS. (E3606.9, E3609.7)
- NN. ALL METAL PIPING SYSTEMS, METAL PARTS OF ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE HYDRO MASSAGE TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER, INSULATED, COVERED, OR BARE, NOT SMALLER THAN NO. 8 SOLID. (E4209) OO. A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS OR A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICIENCY LAMPS. (N1104.1) PP. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE IC-RATED, LABELED WITH AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM...SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4) QQ. PROVIDE OUTSIDE COMBUSTION AIR TO ALL INDOOR FIREPLACES, WITH AIR INTAKE LOCATED NOT HIGHER THAN THE FIREBOX. (R1006.2) RR. WHERE A LISTED DECORATIVE APPLIANCE IS INSTALLED, THE FIREPLACE DAMPER SHALL BE AFIXED OPEN AND SHALL COMPLY WITH THE LISTED
- TT. NOT USED
- UU. NOT USED VV. DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1, N1103.2.2, DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING: POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQ. FT. OF CONDITIONED FLOOR AREA WHEN
- TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE ENTIRE SYSTEM. INCLUDING THE MANUFACTURERS AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING TEST.
- . ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4CFM PER 100 SQ. FT. OF THE CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURERS AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING TEST.

- ARCHI
- **RS** Archite 6324 E. Sa
- Scottsdale Project A

## STRUC

**Tech Struc** 18521 E. Q Queen Cre Project I

## PLUM

M&P Engin 459 N. Gilk Gilbert, AZ Project I

## LANDS

Neill + You 3295 North Scottsdale Project A

Pho

City

## **W** City of Phoenix Plan #: 2008149-LPRN Date: 05/26/20

## **GENERAL PROJECT NOTES**

#### 2018 INTERNATIONAL RESIDENTIAL CODE

- A. ALL PRODUCTS LISTED BY ICC/NER NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURERS WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE AN ICC APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECCOMENDED TESTING AGENCIES.
- B. PROVIDE FIRE PROTECTION SPRINKLER SYSTEM. (IFC 903 AMEND)
- F. EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS OR CONDUITS SHALL BE CAULKED. (R307.6)
- G. LUMBER SHALL BEAR AN APPROVED GRADING STAMP. (R502.1) H. BOTTOM WOOD SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL. EXTERIOR WALL BOTTOM SILL PLATES SHALL BEAR/EXTEND MINIMUM 6" ABOVE FINISH GRADE (R317.1, NO. 3)
- WHEN STRUCTURAL PLANS AREA NOT SEALED BY A REGISTERED DESIGN PROFESSIONAL, PROVIDE ENGINEERED TRUSS DESIGNS FOR ALL FABRICATED TRUSSES FOR REVIEW AND APPROVAL BY THE CITY OF PHOENIX. (R802.10.1)
- FIRE BLOCKING SHALL COMPLY WITH R602.8. K. MASONRY BED AND HEAD JOINTS SHALL BE 3/8" THICK, THE THICKNESS OF THE BED JOINT OF THE STARTING COURSE PLACE OVER FOUNDATIONS SHALL NOT BE LESS THAN 1/4" AND NOT MORE THAN 3/4". MORTAR JOINT THICKNESS SHALL BE WITHIN THE FOLLOWING TOLERANCES FROM THE SPECIFIED DIMENSIONS (R607.2.1):

- WINDOWS LOCATED MORE THAN 72" ABOVE FINISHED GRADE SHALL HAVE THE LOWEST PART OF CLEAR OPENING OF THE WINDOW TO BE MINIMUM 24" ABOVE THE FLOOR IN WHICH IT SERVES. (R312.2.1)
- M. GYPSUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C. OR USE LABELED 1/2" SAG-RESISTANT GYPSUM CEILING BOARD TABLE (R702.3.5(D))
- N. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. (P2708.3)
- V. ENERGY COMPLIANCE SHALL BE DEMONSTRATED BY PASSING RESCHeck ENERY COMPLIANCE SCORE. (N1101.2)

#### II. PROVIDE A SWITCH FOR THE STAIRWAY WHEN THERE ARE SIX (6) OR MORE RISERS. (R303.7.1)

- JJ. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH. (E3901)
- DECORATIVE APPLIANCE MANUFACTURERS INSTALLATION INSTRUCTIONS. (G2434, G2435, G2453.1)
- SS. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. (N1103.1)

## **PROJECT TEAM**

IITECT:		DEVELOPER:	
ecture, LLC andra Terrac le, AZ 85254	e	TPSA, LLC 2001 N 40th St. Scottsdale, AZ 85040	
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e, AZ 85251			

City of Phoenix Plan #: 2008149-LPRN

SYMBOLS

STMDOL3	
DETAIL	
DETAIL NUMBER	$\begin{pmatrix} 1 \end{pmatrix}$
SHEET NUMBER	A101
BUILDING/WALL	
SECTION SECTION NUMBER	
SHEET NUMBER	A101
ELEVATION MARK	
ELEVATION FROM DATUM (FINISHED FLOOR)	10'-0"
ELEVATION NOTE	1ST FLOOR
VIEW TITLE	
VIEW NAME	View Name
DRAWING SCALE	1/8" = 1'-0"
WINDOW TAG	
WINDOW NUMBER	
DOOR TAG	
DOOR NUMBER	$(\mathbf{A})$

–(A01)

## KEYNOTE NUMBER **ABBREVIATIONS:**

**KEYNOTES** 

	SREVIATION	3:	
A.B. A.B.C. A.F.F.	ANCHOR BOLT AGGREGATE BASE COURSE ABOVE FINISH FLOOR	JST. JT.	(2)TZIOL S)TAIOL
A.F.G. AL. ALT. A/C	ABOVE FINISH GRADE ALUMINUM ALTERNATE AIR CONDITIONING	MAX. M.B. M.C. M.C.J. MIN.	MAXIMUM MACHINE BOLT MEDICINE CABINET MASONRY CONTROL JOINT MINIMUM
B.B. BLK. BLKG.	BOND BEAM BLOCK BLOCKING	M.O. MTL.	MASONRY OPENING METAL
BM. BOTT. BRG.	BEAM BOTTOM BEARING	n.i.c. n.t.s.	NOT IN CONTRACT NOT TO SCALE
B.U.R. C.I.P.	BUILT-UP ROOFING	O.C. OH. OPP.	ON CENTER OVERHEAD OPPOSITE
C.J. C.L.F. CLG.	CONTROL JOINT CHAIN LINK FENCE CEILING	O.R.D. PL.	OVERFLOW ROOF DRAIN PLATE
CLR. C.M.U CL. CONC. CON. JT. CONT.	CLEAR CONCRETE MASONRY UNIT(S) CENTERLINE CONCRETE CONSTRUCTION JOINT CONTINUOUS	P.L. PLAM. PWD. PSF PSI	PROPERTY LINE PLASTIC LAMINATE PLYWOOD POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH
C'SUNK C.T.	COUNTERSUNK CERAMIC TILE	R. RA R.D.	RADIUS RETURN AIR ROOF DRAIN
DBL. DIM. DTL. D.F.	double Dimension Detail Drinking Fountain	RO. R.O.W. RS.	ROUGH OPENING RIGHT OF WAY ROUGH SAWN
DWG.	DRAWING(S)	S.C. SHT.	SOLID CORE WOOD SHEET
EA. E.B. E.D.F. E.J. ELEV. EQ.	EACH EXPANSION BOLT ELECTRIC DRINKING FOUNTAIN EXPANSION JOINT ELEVATION EQUAL	SIM. SQ. S.S. STD. STL.	SIMILAR SQUARE STAINLESS STEEL STANDARD STEEL
E.W. EXIST.	EACH WAY EXISTING	T&G T.O.L. T.O.M.	TONGUE AND GROOVE TOP OF LEDGER TOP OF MASONRY
F.E. F.E.C. F.D. F.F. F.G.	FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FLOOR DRAIN FINISH FLOOR FINISH GRADE	T.O.P. T.O.PL. T.O.W. TYP.	TOP OF PARAPET TOP OF PLATE TOP OF WALL TYPICAL
GA.	GAUGE	U.N.O	UNLESS NOTED OTHERWISE
G.I. GYP. BD. G.L.B.	GALVANIZED IRON GYPSUM WALL BOARD GLU-LAMINATED BEAM	VCT. VERT.	VINYL COMPOSITE TILE VERTICAL
H.B. H.C. HT. H.M. HOR.	HOSE BIB HOLLOW CORE WOOD HEIGHT HOLLOW METAL HORIZONTAL	W/ W/O WD. W.I. WP W.R.	WITH WITHOUT WATER CLOSET WOOD WROUGHT IRON WATER PROOF WATER RESISTANT

## **ARCHITECT OF RECORD**

RS ARCHITECTURE, LLC IS THE DESIGNATED ARCHITECT OF RECORD.

AS REQUIRED BY THE CITY OF PHOENIX, THE ARCHITECT OF RECORD SHALL REVIEW SUBMITTALS AND COORDINATE SUBMITTALS DEFERRED SUBMITTALS THROUGH THE CITY. DEFERRED SUBMITTALS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

THE BUILDING OFFICIAL, SHALL BE NOTIFIED IN WRITING, BY THE OWNER, IF THE ARCHITECT OF RECORD IS CHANGED OR IS UNABLE TO CONTINUE TO PERFORM THE DUTIES OF BEING SAID ARCHITECT OF RECORD. IN SUCH AN INSTANCE, THE OWNER SHALL DESIGNATE A SUBSTITUTE ARCHITECT -OR- ENGINEER OF RECORD WHO SHALL PERFORM ALL THE DUTIES REQUIRED OF THE ORIGINAL ARCHITECT OF RECORD.

REVIEW AND COMMENTS ON SUBMITTALS AND DEFERRED SUBMITTALS SHALL NOT RELEIVE THE AUTHOR OF THE DOCUMENTS, OR THE CONTRACTOR FROM COMPLIANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS OF THE DRAWINGS & SPECIFICATIONS. THE REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATING HIS WORK WITH THAT OF OTHER TRADES; AND PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

Date: 05/26/20

SHEET NUMBER	SHEET NAME	ISSUE DATE
ARCHITECTURAL		
A000	COVER SHEET	04/08/2020
A001	Code Narrative	04/08/2020
A003	ADA Details	04/08/2020
A004	ADA Details 2	04/08/2020

A100	SITE PLAN	04/08/2020
A110	BUILDING PLAN - FIRST FLOOR	04/08/2020
A111	BUILDING PLAN - SECOND FLOOR	04/08/2020
A112	BUILDING PLAN - ROOF PLAN	04/08/2020
A140	LEASING OFFICE - PLANS & ELEVATIONS	04/08/2020
A150	FITNESS CENTER FLOOR PLAN	04/08/2020
A201	UNIT PLANS - 1 & 2 BEDROOMS	04/08/2020
A202	STAIR PLANS	04/08/2020
A301	EXTERIOR ELEVATIONS	04/08/2020
A501	BUILDING SECTIONS	04/08/2020
AC-1	Color & Material Board	04/08/2020
AD1	ARCHITECTURAL DETAILS	04/08/2020
AD2	ARCHITECTURAL DETAILS	04/08/2020
AR1	FIRE PROTECTION ASSEMBLIES	04/08/2020
AR2	FIRE RATED DETAILS AND PENETRATIONS	04/08/2020

#### ARCHITECTURAL: 19

CIVIL			
FL-1	Fire Line Plan / Combo	01/24/20	
SW-1	PRIVATE SEWER & WATER PLAN	01/24/20	
CIVIL: 2			

#### ELECTRICAL

	E100	Site Lighting Plan - 1st Floor	03/26/2020
	E200	Site Lighting Plan - 2nd Floor	03/26/2020
	E300	Site Lighting Photo Metrics	03/26/2020
	E400	Site Lighting Cut Sheets	03/26/2020
	E500	Site Lighting Cut Sheets	03/26/2020
	E600	Apartment Power & Lighting	03/26/2020
	E700	Office & Fitness Power & Lighting	03/26/2020
	E800	Panel Schedules & Load Calcs	03/26/2020
	E900	Apartment One-Line	03/26/2020
	E1000	Leasing Office One-Line	03/26/2020
7	E1100	Electrical Notes & Specs	03/26/2020
_	E1200	Electrical Symbols	03/26/2020

### ELECTRICAL: 12

MECHANICAL		
MP001	Mechanical & Plumbing Cover Sheet	04/01/2020
MP002	Mechanical & Plumbing Schedules & Details	04/01/2020
MP100	M&P Site Plan	04/01/2020
MP110	M&P Overall Plan - 1st Floor	04/01/2020
MP111	M&P Overall Plan - 2nd Floor	04/01/2020
MP112	M&P Overall Roof Plan	04/01/2020
MP200	M&PO Enlarged Leasing Office Plan	04/01/2020
MP201	M&P Enlarged Fitness Center Plans	04/01/2020
MP202	M&P Enlarged - 1 Bedroom	04/01/2020
MP203	M&P Enlarged - 2 Bedroom	04/01/2020
MECHANICAL: 10		

STRUCTURAL		
S001	General Structural Notes	12/02/2019
S002	General Structural Notes	12/02/2019
S003	Typical Details	12/02/2019
S004	Typical Details	12/02/2019
S005	Typical Details	12/02/2019
S006	Typical Details	12/02/2019
S007	Shearwall Schedules	12/02/2019
\$110	Foundation Plan	12/02/2019
\$111	2nd Floor Framing Plan	12/02/2019
\$112	Roof Framing Plan	12/02/2019
\$120	Leasing Foundation & Framing Plans	12/02/2019
\$301	Foundation Details	12/02/2019
S401	Framing Details	12/02/2019
S402	Framing Details	12/02/2019

SHEET NAME

ISSUE

DATE

12/02/2019

12/02/2019

Stair Framing Plan STRUCTURAL: 16

Framing Details

SHEET

NUMBER

## TOTAL NUMBER OF SHEETS: 59 FOR REFERENCE ONLY:

SHEET NUMBER	SHEET NAME	ISSUE DATE

#### CIVIL - GRADING & DRAINAGE

PGD-1	GRADING & DRAINAGE PLAN	04/07/20	
PGD-2	CIVIL - GRADING & DRAINAGE PLAN	04/07/20	
CIVIL - GRADING & DRAINAGE: 2			

LANDSCAPE

LOO	LANDSCAPE & IRRIGATION PLANS	04/07/20
L01	LANDSCAPE & IRRIGATION PLANS	04/07/20
L02	LANDSCAPE & IRRIGATION PLANS	04/07/20
L3.1	LANDSCAPE & IRRIGATION DETAILS	04/07/20
L3.2	LANDSCAPE & IRRIGATION DETAILS	04/07/20
L3.3	LANDSCAPE & IRRIGATION DETAILS	04/07/20
LANDSCAPE: 6		

TOTAL NUMBER OF SHEETS: 8

## **DEFERRED SUBMITTALS:**

- FIRE SPRINKLER SYSTEMS NFPA 13R
- FIRE ALARM SYSTEMS - EMERGENCY ACCESS PERMIT
- BUILDING SIGNAGE



PROPERTY

**ILLINI HOUSE** 

23 E Illini St. Phoenix, AZ 85040



A000

COVER SHEET

### 4/10/2020 6:17:42 AM

## **APPROVALS:** KIVA: SDEV: PAPP: PRLM: **City of Phoenix** PLANNING & DEVELOPMENT DEPARTMEN This set of plans has been reviewed by the City of Phoenix Plann & Development Department for compliance with applicable City codes and ordinances and shall be kept at the construction site. Such review shall not prevent the City from requiring correction errors in the plans where such errors are subsequently found to b in violation of any code, law, ordinance, health, safety, or other design issues. IBC - Aaron Legendre FIRE - David Amiri 602-534-7261 STRUC - Kenton Steiner 602-534-2768 IMC-UPC - John Brean 602-534-7265 SITE - Cerelia Torres 602-534-6057 NEC - Erick Napier

## **General Notes - Phoenix Fire Department**

#### **CITY OF PHOENIX FIRE DEPARTMENT NOTES:**

GENERAL FIRE PLAN SUBMITTALS:

CONSTRUCTION WITHIN THE CITY OF PHOENIX SHALL COMPLY WITH THE 2018 INTERNATIONAL FIRE CODE (IFC) AS AMENDED BY CITY OF PHOENIX.

PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS, AUTOMATIC FIRE EXTINGUISHING SYSTEMS, AND STANDPIPES SHALL BE SUBMITTED TO THE PERMITTING & PLAN REVIEW DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. NOTE: REFER TO DEFERRED SUBMITTAL TABLE BELOW.

A KEY BOX IS REQUIRED AT EVERY FIRE SPRINKLER RISER ROOM. WHEN RAPID ACCESS WOULD BE COMPROMISED BY LONG TRAVEL DISTANCES, KEY BOXES SHALL BE REQUIRED AT OTHER LOCATIONS AT THE DISCRETION OF THE FIRE OFFICAL. REFER TO 2018 FIRE CODE INTERPRETATIONS & REGULATIONS 12-506.1 KEY BOXES.

GENERAL FIRE SPRINKLER REQUIREMENTS

PLANS AND SPECIFICATIONS FOR FIRE SPRINKLER SYSTEMS EXCEEDING 19 HEADS SUBMITTED FOR REVIEW SHALL BE SEALED BY A QUALIFIED ARIZONA REGISTRANT IN FIRE SPRINKLER DESIGN. THE INSTALLING CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER ARE TO BE INCLUDED ON THE DRAWINGS AND CALCULATIONS SUBMITTED FOR REVIEW AND APPROVAL. AS-BUILT DRAWINGS WILL BE REQUIRED WHERE FIELD CHANGES ARE MADE TO THE DESIGNED DRAWINGS. WHEN PIPING AND/OR SPRINKLER HEADS ARE ADDED TO INITIAL SPRINKLER SYSTEM INSTALLATIONS, UPDATED CALCULATIONS WILL BE REQUIRED.

FIRE DEPARTMENT INLET CONNECTIONS (FDC) SHALL BE LOCATED ON THE NATURAL APPROACH OF THE BUILDING IT SERVES AND SHALL IDENTIFY THE BUILDING(S) SERVED WITH a permanent sign.

FIRE HOSE THREADS AND FITTINGS USED IN CONNECTION WITH AUTOMATIC SPRINKLER SYSTEMS SHALL BE NATIONAL STANDARD THREAD.

CONTROL VALVES AND WATER FLOW SWITCHES FOR AUTOMATIC SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLER HEADS EXCEEDS 19, IFC SECTION 903.4.

AN EXTERIOR FIRE SPRINKLER SYSTEM ALARM BELL SHALL BE MOUNTED ABOVE THE FIRE RISER ROOM DOOR.

GENERAL FIRE ALARM REQUIREMENTS:

PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SUBMITTED FOR REVIEW SHALL BE SEALED BY A QUALIFIED ARIZONA REGISTRANT IN FIRE ALARM SYSTEM DESIGN. THE INSTALLING CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER ARE TO BE INCLUDED ON THE DRAWINGS AND CALCULATIONS SUBMITTED FOR REVIEW AND APPROVAL. AS-BUILT DRAWINGS WILL BE REQUIRED WHERE FIELD CHANGES ARE MADE TO THE DESIGNED DRAWINGS. WHEN ADDITIONAL WIRING AND DEVICES ARE ADDED TOFIRE ALARM SYSTEMS, UPDATED VOLTAGE DROP AND BATTERY CALCULATIONS WILL BE REQUIRED.

ALARM INITIATING DEVICES, ALARM SIGNALING DEVICES AND OTHER FIRE ALARM SYSTEM COMPONENTS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH 2018 IFC AND CURRENT NFPA REFERENCED STANDARDS.

duct smoke detectors that are concealed from view, installed morethan 10 FEET ABOVE FINISHED FLOOR OR IN ARRANGEMENTS WHERE THE DETECTORS ALARM INDICATOR IS NOT READILY VISIBLE TO RESPONDING PERSONNEL IT SHALL HAVE A VISIBLE AND AUDIBLE SUPERVISORY SIGNALING DEVICE AT THE CEILING LEVEL OR SIGHT OBSTRUCTION AT EACH DETECTOR. DUCT SMOKE DETECTORS SHALL BE CONNECTED TO THE BUILDING'S FIRE ALARM CONTROL UNIT WHEN A FIRE ALARM SYSTEM IS REQUIRED.

FIRE SAFETY DURING CONSTRUCTION:

SIGNS SHALL BE POSTED AT EACH REQUIRED STREET ENTRANCE INDICATING EMERGENCY VEHICLE ENTRANCE, THE PROJECT NAME, THE PROJECT ADDRESS AND AN EMERGENCY CONTACT NUMBER OF A COMPANY REPRESENTATIVE.

THE SIGN SHALL BE A MINIMUM OF 24" HIGH X 36" WIDE WITH WHITE REFLECTIVE BACKGROUND AND 3" RED REFLECTIVE LETTERS.

ALL SITE HYDRANTS SHALL BE INSTALLED AND ACCEPTED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO COMBUSTIBLE MATERIALS BEING DELIVERED TO THE CONSTRUCTION SITE.

FIRE HYDRANTS PROVIDED DURING CONSTRUCTION SHALL BE LOCATED ALONG THE FIRE APPARATUS ACCESS ROADWAY.

FIRE HYDRANTS PROVIDED DURING CONSTRUCTION SHALL BE PROTECTED FROM VEHICULAR DAMAGE.

KEY BOXES SHALL BE INSTALLED AT THE MAIN ENTRANCE OF THE STRUCTURE AND AT THE ENTRANCE TO THE FIRE RISER ROOM, BETWEEN 4 TO 6 FEET ABOVE GRADE.

FIRE DEPARTMENT CONNECTIONS SHALL BE WET LINE AND INSTALLED BETWEEN 4 TO 8 FEET FROM CURB LINE OF ACCESS ROAD FDC SHALL MEET APPLICABLE NFPA STANDARD AND THE CITY OF PHOENIX CODE.

- THE APPLICANT IS RESPONSIBLE TO IDENTIFY AND COORDINATE DEFERRED SUBMITTALS.

## City of Phoenix Plan #: 2008149-LPRN Date: 05/26/20

## **Building Information**

APPLICABLE BUILDING CODES CITY OF PHOENIX CODES REFERENCING THE ICC FAMILY OF BUILDING CODES WITH PHOENIX AMENDMENTS:

- 2018 INTERNATIONAL BUILDING CODE (IBC) 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018 INTERNATIONAL FIRE CODE (IFGC)
- 2018 INTERMATIONAL FUEL GAS CODE (IPC) 2018 INTERNATIONAL MECHANICAL CODE (IMC) 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2017 NATIONAL ELECTRIC CODE (NEC) 2017/1CC/ANS/AT171
- 2010 ADA STANDARDS

OCCUPANCY GROUPS:

R-2 APARTMENT BUILDING FITNESS CENTER (ACCESSORY USE), LEASING OFFICE

## Fire and Smoke Protection Features (Chapter 7)

SECTION 704.2 COLUMN PROTECTION, THE ENTIRE COLUMN SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION ON ALL SIDES, HAVING THE REQUIRED 1 HR. FIRE RESISTANCE RATING.

SECTION 705.8 ALLOWABLE OPENINGS IN EXTERIOR WALLS (TABLE 705.8) DEGREE OF OPENING PROTECTION: UNPROTECTED, SPRINKLERED (UP, S)

DEGREE OF OPENING PROTEC	
SEPARATION DISTANCE	ALLOW. AREA
5' to less than 10'	25%
10' to less than 15'	45%
15' to less than 20'	75%
20' to less than 25'	NO LIMIT

**SECTION 707.5.** 

NO LIMIT

FIRE BARRIERS CONTINUITY SHALL EXTEND FROM FLOOR/CEILING ASSEMBLY TO BELOW THE UNDERSIDE OF FLOOR, SLAB OR ROOF DECK ABOVE AND SECURELY ATTACHED, CONTINUOUS THROUGH CONCEALED spaces.

### SECTION 708.1. FIRE PARTITIONS, GENERAL.

1 HR. SEPARATION WALLS REQUIRED BY SEC. 420.2, GROUP R-2, BETWEEN DWELLING UNITS AND CONTIGUOUS occupancies.

SECTION 708.4 FIRE PARTITIONS CONTINUITY SHALL EXTEND FROM FLOOR/CEILING ASSEMBLY TO BELOW THE UNDERSIDE OF FLOOR, SLAB OR ROOF DECK AND BE SECURELY ATTACHED, CONTINUOUS THROUGH CONCEALED SPACES.

## Fire Protection Systems (Chapter 9)

**SECTION 903.2.8** GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING IN ACCORDANCE WITH SEC. 903.3.1.2. NFPA 13R SPRINKLER SYSTEMS.

SECTION 903.3.2. QUICK RESPONSE AND RESIDENTIAL SPRINKLERS SHALL BE INSTALLED IN DWELLING UNITS AND R occupancies.

### SECTION 905.3.1. EXCEPTION 1.

CLASS I STANDPIPES ARE ALLOWED IN BUILDINGS EQUIPPED TRHOUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2.

SECTION 906. FIRE EXTINGUISHER W/ A MINIMUM RATING OF 2-A:20-B:C TO BE PROVIDED IN EACH DWELLING UNIT. ADDITIONAL 2-A RATED EXTINGUISHER PROVIDED @ LEASING OFFICE, AND IN FITNESS ROOM

\*NOTE: NO HAZARDOUS MATERIALS TO BE STORED REQUIRING PERMITTING DEFINED BY IFC SECTION 105

## IBC Table 601 & Table 602

CONSTRUCTION TYPE: TYPE V-A, OCCUPANCY TYPE R-2, WITH AUTOMATIC FIRE SPRINKLERS SYSTEM INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 AND IBC 903.3.1.1.

IBC TABLE 601	
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING	elements (hours)
BUILDING ELEMENTS	TYPE V-A
STRUCTURAL FRAME	1
BEARING WALLS EXTERIOR INTERIOR	1 1
NON-BEARING WALLS AND PARTITIONS EXTERIOR	SEE TABLE 602 BELOW
NON-BEARING WALLS AND PARTITIONS INTERIOR	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	1
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	1

**IBC TABLE 602** 

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE						
FIRE SEPARATION DISTANCE = X	TYPE OF CONST.	OCCUPANCY: R-2				
X < 5	V-A	1				
5< X <10	V-A	1				
10< X <30	V-A	1				
X >30 V-A 0						

## General Building Heights & Areas

DUIL DING USIGHT AND NUMBER OF STORIES

BUILDING HEIGHT AND NUMBER OF ST			
GROUP	TABLE 504.3 ALLOWABLE BLDG. HEIGHT		
R-2 (V-A, S13R) B (V-B, NS)	60 40		
TOTAL ACTUAL BUILD Apartment Building Leasing Office	ING HEIGHT: 		

TOTAL ACTUAL NUMBER OF STORIES: Apartment Building Leasing Office

TOTAL ACTUAL AREA: Apartment Building 23,090 sf Leasing Office 600 sf

## Section 506.2.3 - Single Occupancy, Multi-Story Building

EACH STORY OF THE MIXED OCCUPANCY BUILDING WITH MORE THAN ONE STORY ABOVE GRADE INDIVIDUALLY COMPLIES WITH SECTION 508.3. NON-SEPARATED OCCUPANCIES.

THE TOTAL BUILDING AREA, 4 STORIES, COMPLIES AS FOLLOWS:

ACCORDANCE WITH EQUATION 5-3 AND SECTION 508.3, SHALL NOT EXCEED 3.

EQUATION 5-2 IS APPLIED:

 $A_{a}=[A_{t} + (N_{s} \times I_{f})] \times S_{a}$ 

 $A_{a}$  = ALLOWABLE AREA (S.F.) DEFINED BY SEC. 508.3.2  $A_{t}$  = TABULAR ALLOWABLE AREA FACTOR FROM TABLE 506.2 N. = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE W/ TBLE 506.2 FOR A NON-SPRINKLERED building  $I_{f}$  = AREA FACTOR NOT USED AS NOT NEEDED

 $S_{\alpha}$  = ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED 3

 $A_{t} = 12,000$  $N_s = 12,000$  $S_{\alpha} = 2$ 

l<sub>f</sub> = n/a

 $A_a = 12,000 \times 2 = 24,000 \text{sf}$ 

STORY ACTUAL AREA 11,816 SF

## Section 420 - Groups

11,274 SF

420.2. SEPARATION WALLS. 1-HOUR RATED FIRE PARTITIONS SEPARATE DWELLING UNITS FROM EACH OTHER AND CONTIGUOUS OCCUPANCIES.

420.3. HORIZONTAL SEPARATION. 1-HOUR RATED HORIZONTAL ASSEMBLIES SEPARATE SLEEPING UNITS FROM EACH OTHER AND CONTIGUOUS OCCUPANCIES PER SECTION 711.2.4. FIRE RESISTANCE RATING, WHICH SHALL NOT BE LESS THAN THAT REQUIRED BY THE BUILDING TYPE OF CONSTRUCTION (TYPE 1A).

420.5. AUTOMATIC SPRINKLER SYSTEM. GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTIONS 903.2.8, 903.3, 903.3.1.1 NFPA 13 SPRINKLER SYSTEMS, AND 903.3.2 QUICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS.

420.6. FIRE ALARM SYSTEMS AND SMOKE ALARMS ARE PROVIDED IN ACCORDANCE WITH SECTION 907.2.8 GROUP R-2.

## 2018 IECC - Building Envelope Notes

(PRESCRIPTIVE) PROJECT CLIMATE ZONE: ARIZONA, MARICOPA COUNTY, 2B

TABLE C402.2. OPAQUE THERMAL ENVELOPE REQUIREMENTS:

1. ROOFS: PROVIDE THERMAL INSULATION WITH MINIMUM TOTAL THERMAL RESISTANCE AS FOLLOWS: INSULATION IN ATTIC • MIN. R-38: ATTIC INSLATION •

2. EXTERIOR WOOD FRAMED ABOVE GRADE WALLS: PROVIDE MINIMUM THERMAL RESISTANCE AS FOLLOWS: THERMAL BATT INSULATION AT WOOD STUD WALLS + CONTINUOUS RIGID BOARD INSULATION R-20 AT R OCCUPANCY

3. WALLS BELOW GRADE, SLAB ON GRADE FLOORS, INSULATION NOT REQUIRED

4. OPAQUE DOORS, SWINGING, U-0.61 MIN.

**BUILDING INSULATION - GENERAL NOTES** R-3.75/IN

2. THERMAL BATT INSULATION TYPES: FIBERGLASS: TYPICAL, EXCEPT AS NOTED BELOW. • MINERAL WOOL AS REQUIRED BY FIRE RESISTIVE WALL DESIGN •

3. PROVIDE SOUND ATTENTUATION BATT INSULATION: AT LOCATIONS IDENTIFIED BY WALL TYPE.

4.	Sound atte	ENUATION BATT INSU
٠	2-1/2"	2-1/2" STUD PARTIT
•	3-1/2"	3-5/8" TO 4" STUD F
•	5-1/2"	6" TO 8" STUD PART
•	USE MI	NERAL WOOL BATT

#### TABLE C402.3 BUILDING ENVELOPE REQUIREMENTS FENESTRATION VERTICAL FENESTRATION U-FACTOR AND SHGC TO COMPLY WITH TABLE C402.3

•	FIXED:	0.50 (U)
•	OPERABLE:	0.65 (U)
•	DOORS:	0.83 (U)
•	SHGC:	0.25

TABLE 504.4 ALLOWABLE NO. STORIES	TABLE 506.2 ALLOWABLE AREA FACTOR S.F
4 2	12,000 9,000

SUM OF RATIOS OF ACTUAL AREA OF EACH STORY/ALLOWABLE AREA OF EACH STORY, DETERMINED IN

ALLOWABLE AREA	(OCCUPANCY)	ACTUAL/ ALLOWABLE
12,000 SF	(R-2)	0.98
12,000 SF	(R-2)	0.94

#### BUILDING THERMAL ENVELOPE - ENERGY COMPLIANCE DEMONSTRATED BY PRESCRIPTIVE COMPLIANCE PATH IN ACCORDANCE WITH 2018 IECC, SECTION 402. BUILDING ENVELOPE REQUIREMENTS, C402.1 GENERAL

1. I.E.F.S. EXTERIOR INSULATION SYSTEM, EXPANDED POLYSTYRENE INSULATION BOARD, 1 1/2" MIN. @

SULATION THICKNESSES AS NOTED IN WALL TYPES, TYPICALLY:

TIONS PARTITIONS

**SUDITIES** INSULATION AS REQUIRED BY FIRE RESISTIVE WALL DESIGN.

Description CITY REDLINES

Date 04/08/2020

OWNE R

PROPERT

Drawn by

Checked by

Scale

No.

TPSA LLC

# ILLINI HOUSE

23 E Illini St. Phoenix, AZ 85040



Author

Checker

As indicated

## Code Narrative

#### 4/8/2020 11:43:04 AM

A00<sup>°</sup>

#### DIVISION 1- SECTION 1, GENERAL REQUIREMENTS:

The Architectural Construction Drawings and General Notes delineate and describe only locations, dimensions, types of materials and general nethods of assembling or fastening. They are not intended to specify particular products or other methods of application, except where specifically noted. The Architect assumes no responsibility for the selection, fabrication or installation of any specific material, product or method. Field observation visits by the Architect's representative shall not be construed as inspection or approval of construction

The square footage calculations shown on the Architectural Construction Drawings are for the Architects use only and are not intended for use by

Codes: All construction shall comply with the requirements of the 1997 Uniform Building Code as amended by the City of Phoenix, and all applicable codes, laws, ordinances and regulations, including, but not limited to, editions of the following most recently adopted by the local building authority: the 1997 Uniform Plumbing Code as amended by the City of Phoenix, the 1997 Uniform Mechanical Code as amended by the City of Phoenix the 1996 National Electrical Code as amended by the City of Phoenix and the 1997 Uniform Fire Code as amended by the City of Phoenix.

Structural Inspections: The Developer and Structural Engineer shall be responsible for performing inspections required by UBC Chapter 1.

Execution: Install or apply all materials, products and equipment in conformance with manufacturer's written recommendations.

Owner/Client \_\_\_\_ Architect \_\_\_\_

Contractor

Gray Development Group, LLC shall be referred to as Owner/Client throughout these General Notes.

SECTION 1A, GENERAL REQUIREMENTS:

Owner/Client Responsibilities: Reference is made throughout these General Notes to responsibilities and standards of care to be fulfilled by those providing services in the development and construction of this project. Owner/Client shall be responsible for adherence to those requirements by the Owner, Builder, Developer, General Contractor, Subcontractors and other professional Consultants not retained by the Architect. Builder's Set: The scope of this set of plans is to provide a "builder's set" of construction documents and general notes hereinafter referred to as "plans". This set of plans is sufficient to obtain a building permit; however, all materials and methods of construction necessary to complete the project are not necessarily described. The plans delineate and describe only locations, dimensions, types of materials and general methods of assembling or fastening. They are not intended to specify particular products or other methods of any specific material, product or method. The implementation of the plans requires a Owner/Client/Contractor thoroughly knowledgeable with the applicable building codes and methods of construction specific to this product type and type of construction. 3. Building Maintenance: The exposed materials used in the construction of this project will deteriorate as the completed project ages unless properly and routinely maintained. Owner/Client shall provide or cause the development of a comprehensive maintenance manual which shall be given to each homeowner which specifically describes required periodic nspection, maintenance, repair and replacement of building and surrounding components. Special attention shall be given to landscaping, landscape irrigation, site drainage, building water run-off control, major structural components, fire assemblies, sound assemblies, waterproof walking surfaces and exposed wood and metal. Adequate funds shall be allocated by those responsible for such maintenance to insure required naintenance is performed in a timely manner. Codes: 4. All work shall comply with the most stringent requirements of all current applicable city, county state and federal laws, rules, codes, ordinances and regulations. If the General Contractor or any Subcontractor performs any work in conflict with the above mentioned laws, rules, codes, ordinances and regulations, then the contractor in violation shall bear all costs of repair arising out of the non-conforming work. A partial list of the applicable codes are listed in Division 1- Section 1, General Requirements, this sheet. Permits: 5. The general building permit and plan check shall be secured and paid for by Owner/Client. All other permits shall be secured and paid for by the Subcontractor directly responsible. Insurance: 6. The General Contractor and every Subcontractor performing work or providing services and/or materials for the work are required to purchase and maintain in force "All Risk" Builders Insurance prior to commencement of the work and/or furnishing labor, services and materials. Each "All Risk" policy shall be in an amount sufficient to cover the replacement value of the work being performed and/or the labor, services and materials being supplied by the General Contractor, Subcontractors, Architect, and all professional Consultants. Insurance: 7. Owner/Client shall cause the General Contractor and every Subcontractor performing work or providing services and/or materials for the work to purchase and maintain General Liability Insurance, on an occurrence basis, in an amount not less than one million dollars and shall name Owner/Client and Architect as additional insured to said policy. Named Products: 8. The Architect makes no guarantee for products identified by trade name or manufacturer. Scope: 9. The General Contractor and Subcontractors shall furnish all labor, equipment, and material indicated on the plans and reasonably inferred or required by the upplicable codes. 10. Substitution: No substitutions shall be made without written authorization by Owner/Client. Any substitution shall be nade known to Owner/Client and Architect in advance to avoid any delay in the project schedule. The General Contractor and any ubcontractor shall not make structural substitutions or changes without prior written authorization from the structural engineer and written notification to the Architect. Changes: 11. Any addition, deletion, or change in the scope of the work described by the plans shall be by written change order only. Any approval from the building official for a change in the work shall be the responsibility of the General Contractor. ntention: 12. The General Contractor shall insure that all labor, materials, equipment and transportation shall be included in the work for omplete execution of the project. The Architect shall not be responsible for the means and methods of construction. Review of Drawings: 13. The General Contractor and all Subcontractors shall review the full content of the plans for discrepancies and omissions prior to commencement of work. Any discrepancies or omissions in the plans shall be communicated to the Architect within a reasonable time of discovery. The General Contractor and all Subcontractors shall be responsible for any work not in conformance with the plans or in conflict with any code. Jse of the Drawings: 14. Detailed large scale drawings on the "AD" sheets and notes on "GSN" sheets take precedence over general small scale drawings and notes on "A" sheets. Dimensions take precedence over scaled measurements. Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details indicated as "typical" means all like conditions treated similarly, unless noted otherwise. The architectural details shown are intended to further illustrate the visual design concept and the minimum recommended weather protection for this project. Building code requirements, structural considerations, trade association manuals and publications and product manufacturer's written instructions shall also be considered in order to complete the construction of the details, and in come cases may supersede the details. Each contractor on the job shall bring all necessary changes to the attention of the Architect prior to construction. All possible field conditions which may be encountered are not necessarily described. Field conditions encountered which require clarification shall be brought to the attention of the Architect in a timely manner. Shop Drawings: 15. All shop drawings required by the plans shall be submitted to the Architect ten (10) working days prior to fabrication for review of compliance with the design concept and changes ind/or deviation from these documents shall be clearly noted on the shop drawings. Approved Drawings: 16. The General Contractor shall be responsible for coordinating the work between the different Subcontractors and requiring all Subcontractors to use the most current building department approved set of plans. 17. Unit Construction: It is intended that an initial unit (i.e. model) be constructed for each plan, plan alternate, sufficiently in advance of the remaining units for the purpose of resolving discrepancies, correcting omissions and providing clarification in the construction documents during the construction of the units. Structural Observation: 18. Owner/Client shall be responsible to fulfill the requirements of Section 1702 of the U.B.C. to employ his designated Engineer to make site visits to observe general compliance with the approved structural plans and change orders. The Engineer shall submit a statement in writing to the Owner's representative, special inspector, contractor and Building Official stating that the site visits have been made and identifying any reported deficiencies which, to the best of the engineer's knowledge, have not been resolved. Related Documents: 19. General requirements of this document shall be the American Institute or Architect's Standard A. Document No. 201 including all supplementary general conditions. Soils Report: Refer to the current Soils Report as provided by Owner/Client for all soils B. recommendations. Refer to any addendas to the soils report provided by Owner/Client for final recommendations. Energy Compliance, as required by code: Refer to the current energy compliance report as provided by Owner/Client for construction components necessary for compliance. Structural Engineering: Refer to the current tructural calculations for back-up structural D. information. See items 10 and 11, of this sheet. Acoustical Report: Refer to the current acoustical report for additional requirements, if any. E. The General Contractor shall obtain a full listing or copies of all related documents not listed from F. Owner/Client, necessary to properly execute all work. Topographic Grades, Lines and Levels: 20. The General Contractor shall compare the existing site grades to the grades shown on the plans. Any discrepancy in elevations referenced on the plans shall be communicated to the Architect for review before proceeding with the work. The General Contractor shall be responsible for the 🔁 🛛 accuracy of all building lines and levels. 21. Cutting and Patching: All Subcontractors shall do their own cutting, fitting, patching, etc., to make he several parts come together properly and fit it to receive or be received by work of other trades. Clean-up: 22. All trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work. Subcontractors shall remove all rubbish, tools, scaffolding, surplus materials and leave the job in a broom-clean condition. All fixtures, equipment, glazing, floors, etc., shall be left clean and ready for occupancy upon completion of the project. Trade Manuals and Publications: 23. The plans refer to various professional Trade Association manuals and publications. The General Contractor and all Subcontractors shall be familiar with and refer to the trade publications in the performance of their portion of the work. Trade manuals are hereby referenced for each section of these General Notes. 24. Storage of Materials: The General Contractor and Subcontractors shall be responsible for storing the materials on the site according to material suppliers' or

manufacturers' instructions. The materials shall be kept secure and protected from moisture, pests, and vandals. Any loss arising out of materials stored at the site shall be the responsibility of the General Contractor or Subcontractor who stored the damaged or lost materials. 25. Infiltration Control: All openings in the building envelope must be caulked, gasketed or weather stripped in accordance with mandatory energy requirements, applicable codes and regulations.

DIVISION 2- SECTION 2A, EARTHWORK: 1. Scope: The General Contractor shall take all necessary measures to fully protect adjacent properties. The work consists of furnishing all labor, equipment, materials and performing all operations B. necessary for all earthwork. All site work, grading, excavating, cutting, filling compaction, etc., shall conform to C. recommendations of the Soils Report noted in Section 1A. Any deviation from those recommendations is the sole responsibility of the General Contractor. 2. Excavations: Excavations for footings shall be made to the width, length, and depth required. A. Finish with level bottoms. Excavations shall be kept free of standing water. B. Where excavations are made to depth greater than indicated, such additional depth C. shall be filled with concrete as specified for footings. Fill and Backfill: 3. Fill materials shall be free from debris, vegetable matter and other foreign substances. A. Backfilling for trenches shall be compacted to density recommended in Soils Report. B. Backfill for pipe trenches shall be compacted on both sides of pipe in six-inch layers C. or as recommended in Soils Report. All trades shall backfill their own trenches, unless otherwise directed. D. Trenches for water and sewer service from sidewalk or tap to building shall be water settled E. and compacted after services are installed as specified in Soils Report. Provide termite treatment of soil prior to pouring of concrete. F. General Grading and Drainage: 4. See Civil Engineering drawings and notes. A. Finish grade surrounding buildings shall be graded to direct surface run off away from B. foundations for a minimum distance of 5 feet, sloped at (2%), towards a water disposal area or subdrain system approved by the Civil and Soils Engineers. Verify requirements with final Soils Report, the more stringent shall prevail. See Civil Engineering drawings for design of a complete drainage system, independent C. from other drainage systems, to remove nuisance water from behind all retaining walls, including but not limited to: french drain layout, slope, clean-outs, and outlet information.

DIVISION 3- SECTION 3A, CONCRETE: REFER TO STRUCTURAL DRAWINGS BY OTHERS FOR CONCRETE SPECIFICATIONS, NOTES, EMBEDMENTS AND INSTALLATION DETAILS, TO BE USED ON THIS PROJECT. FOR EXTERIOR FLAT WORK AND NON-STRUCTURAL CONCRETE 1. Scope: Furnish, install and finish concrete work complete, including final grading and surface preparation A. under slabs, form work, reinforcing, expansion joints, moisture barriers, etc. Refer to final Soils Report provided by Owner/Client for all recommendations recommendations B. pertaining to site preparation, and corrosive properties of the soil. All contained in Soils Report to take precedence over details and information indicated. Verify extent and location of all flat work with Landscape drawings. C. The General Contractor shall coordinate and verify all concrete dimensions, slopes, drains and D. recesses with all trades prior to the placement of concrete. Refer to Landscape and Civil Engineering drawings for the extent of retaining and/or site walls E. between buildings beyond what is indicated. All grade conditions surrounding buildings are to be verified with Civil Engineering drawings, Landscape drawings and field conditions. Discrepancies in elevations given are to be brought to the attention of the Architect prior to construction. Footings located in proximity of the top of slope must extend in depth such that the outer top F. edge of the footings is horizontally a distance from the face of the slope, as specified in Soils Report, civil drawings and U.B.C. requirements, the more stringent shall prevail. 2. Standards: All work and materials shall meet the latest edition performance standards of the "American Concrete Institute" - ACI. 3. Workmanship: Concrete shall be worked in all forms, into all corners and around reinforcement. A. Concrete flat work shall slope 1/4" per foot minimum to drain or as indicated on the drawings B. allowing no puddling to occur. Verify all slope conditions with all applicable disabled accessible route requirements. Verify locations of raised and depressed slabs to receive other materials prior to slab C. placement. Provide termite treatment of soil prior to pouring of concrete. D. 4. Finishing: As detailed on Landscape Drawings. A. Materials: 5. Cement: ASTM C150, Type 1 (verify with Soils Report). See Section 1904.3.1 and A. Table 19-B-3 of the U.B.C. for soils containing sulfate concentration exceeding 0.1%. Verify with Soils Engineer prior to field implementation. Aggregates: ASTM C33. B. Water: Clean, fresh, suitable for domestic purposes. C. Reinforcing steel: ASTM A615-40. D. Tie wire: Reinforcing steel shall be securely tied in place with #16 double annealed steel wire. E. Bars shall be supported on well-cured concrete blocks or Landscape Architect approved metal chairs. Exterior Flatwork: Driveways, walks, patios, etc., to have expansion joints, reinforcing, etc., as F. specified in the Soils Report and as detailed by the Landscape Architect. 6. Design Mix: Compressive strength: 2,500 psi - minimum at 28 days. A. Ready-mix concrete: ASTM C94. B.

DIVISION 4- SECTION 4A, MASONRY: Scope: 1. Furnish and install all masonry work complete, including masonry veneer, glass masonry, grout, A. mortar, expansion joints and masonry reinforcing, etc. Refer to Landscape and Civil Engineering drawings for the continuation of retaining and/or site walls B. between buildings beyond what is indicated. All grade conditions surrounding building are to be verified with Civil Engineering drawings, Landscape drawings and field conditions. Discrepancies in elevations given are to be brought to the attention of the Architect prior to construction. Top of footings given are approximate. Provide suitable surface, cant strips, etc., at retaining walls where waterproof membranes are to C. be applied as recommended by waterproof membrane manufacturer. All reinforced continuous footings and walls shall be adequately tied at corners and intersections D. per standard masonry construction practices or per Structural Engineer's requirements as requested by the General Contractor. See Civil Engineering drawings for design of a complete drainage system, independent from other E. drainage systems, to remove nuisance water from behind all retaining walls, including: french drain layout, slope, clean-outs, and outlet information. Provide elastomeric membrane waterproofing at retaining wall conditions per details and per F. Section 7D. Standards: 2. All work and materials shall meet the latest edition performance standards of the "Masonry Institute of America" - MIA. Workmanship: 3. Masonry shall comply with U.B.C. Chapter 21. A. Masonry veneer shall comply with U.B.C. Chapter 14. B. Work shall be plumb, level and true to line with consistent joints. C. Reinforcing shall be accurately placed, and held in position top and bottom. D. All manufactured stone, thin set pavers, adhered veneers, etc., shall be installed over a suitable, E. structurally sound, weatherproof substrate per the manufacturer's instructions. Exposed exterior mortar joints shall be dimensionally consistent and weather struck. F. Provide weeps as required by highest quality of masonry construction. G. H. All joints shall be raked. Materials: 4. Masonry units: Manufactured stone/Glass block/Thin set "adhered veneer" paver/Full brick/Stone A. veneer as selected by the Owner/ Architect. Structural - ASTM, C-90, Grade N. Water: Clean, fresh; suitable for domestic purposes. B. Portland cement: ASTM C150, Type 1. C. Sand: ASTM C144. D. Lime: Hydrated - ASTM C207, Type S. E. Cement mortar: One part cement; 3 parts maximum sand, 1/4 part minimum to 1/2 part maximum F. hydrated lime. All parts by volume. Type S or N mortar for glass block or as required by code and manufacturer's requirements. Grout: One part cement to 3 parts sand. Add water to produce consistency for pouring without G. separation. Reinforcing steel: ASTM A615-40. Glass block joint reinforcement shall be hot-dipped galvanized. H. Tie Wire: ASTM A82, 16 gauge; black annealed. I. Veneer ties: Corrugated galvanized steel, Steel-Tex or Owner/Client selected substitute. J. In brick masonry with grout spaces 2 inches or larger, 2 parts pea gravel may (1) be added. Waterproofing: Provide elastomeric membrane waterproofing per Section 7D at retaining wall K. conditions.

DIVISION 5- SECTION 5A, METAL: Scope: 1. Furnish all miscellaneous metal shapes, supports, angles, bars, plates, bolts & attachments as they relate to grills, gates, railings, stairs, ladders, etc., that are not a part of structural steel or other metal framing systems. Furnish all welding, shop priming and include installation as required to complete work. Welds: 2. Welds shall be ground smooth, all weld splatter removed. All work and materials shall meet the latest edition performance standards of the "American Welding Society, Inc." - AWS. 3. Materials: See drawings or shop drawings by others for sizes, material and attachments. All hardware connectors subject to weather/moisture exposure shall be hot dipped galvanized or properly primed and painted to prevent rust or corrosion. Owner/Client shall provide a metal specialist to review locations of all ornamental and miscellaneous metal subject to weather/moisture exposure and shall specify materials and/or treated with protective coating so as to prevent rust or corrosion. Work by Others: 4. All blocking to receive attachments shall be provided under rough carpentry. A. All elastomeric membrane and flashing shall be confirmed by wrought iron contractor prior to B. installation of materials. 5. Shop Drawings: Contractor shall submit shop drawings of stairs, railings, and decorative iron work to Architect for review and for conformance with visual design concept prior to fabrication. SECTION 5B, STRUCTURAL STEEL: REFER TO STRUCTURAL DRAWINGS BY OTHERS FOR STRUCTURAL STEEL SPECIFICATIONS, NOTES, DETAILS, CONNECTIONS, AND INSTALLATIONS TO BE USED ON THIS PROJECT

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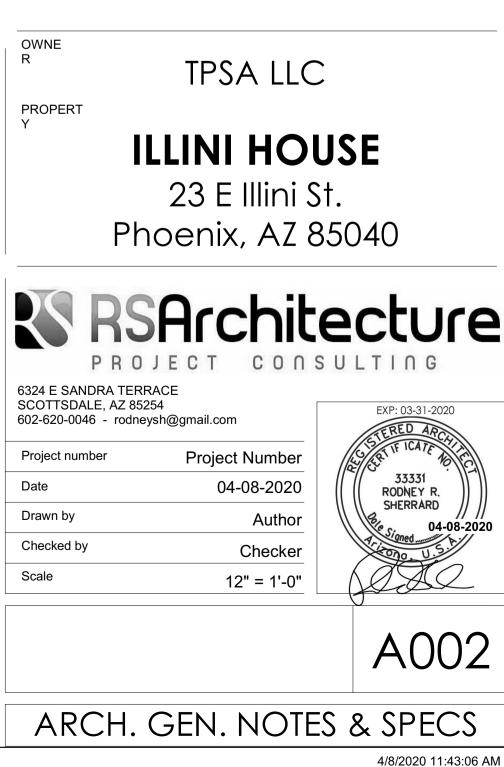
DIVISION 6- SECTION 6A, ROUGH CARPENTRY: REFER TO STRUCTURAL DRAWINGS AND TRUSS DRAWINGS BY OTHERS FOR LUMBER AND GRADING Materials: 4. Door Frames: A. Frames shall be set plumb and true, rigidly secured, and protected during the 1. course of SPECIFICATIONS TO BE USED ON THIS PROJECT FOR ALL NON-STRUCTURAL CARPENTRY: Scope: 1. Laying out of work, rough trim, siding, etc. A. Kiln dried vertical grain Douglas Fir, "B" or better. 2. Door Stops and Casing: Clear pine. Size and profile as selected by construction. Owner/Client. B. All vertical and horizontal trim members shall be in longest practicable lengths. 1. Shelving: 15" deep at wardrobes Furnish and install all screws, nails, straps, mastic for mudsills, elastomeric sealant/caulking, building B. paper, self sealing elastomeric membrane, flashing material and all necessary equipment. General contractor shall be responsible for sequencing and protection of weatherproofing materials unless noted otherwise. Particle board, edge banded or 1x C. clear pine. Shelf Pole: 1 3/8" diameter, solid wood. Double pole as indicated from deterioration or damage caused by other trades, vandalism, wind, rain, U.V. rays and heat, prior to them being covered. Install all on drawings. D. Shelf and Pole: Metal shelf and pole system as selected by Owner/Client. Provide double pole E. as indicated on interior and exterior standing and running trim, shelving, boarding and all building C. specialties. Install all rough backing for finish attachments drawings. Wood Base: 2-1/4" high colonist profile clear pine with shoe molding at sheet vinyl window F. casing as detailed or as noted and finish materials. Install all aluminum windows and aluminum sliding doors including caulking/sealant. The General Contractor shall otherwise. Interior Wood Trim: G. Wood rails - clear material, finished to match casework. 1. Window stool and apron - 1x determine the location of full height balloon framed walls in D. accordance with the highest standard of construction and framing practices. clear pine to match casework (verify with Owner/Client). 2. SECTION 6C, CABINETS: 1. Scope: Furnish and install all cabinet work complete. Install elastomeric membrane waterproofing per details and per Section 7D. E. Grading Standards: 2. Framing lumber: Each piece of lumber Verify all dimensions by taking field measurements prior to fabrication/installation. Verify appliance and fixture sizes with Owner/Client and supplier shall bear grade mark of appropriate agency. A. Wood Sheathing Panels: Shall bear the mark of "American Plywood Association" - APA, and prior to fabrication. Standards: 2. All work and materials shall meet the latest edition performance standards of the "National A. Kitchen shall B. meet the latest edition of performance standards. Framing Materials/Grade/Specie: 3. A. Lumber: All lumber to be Douglas Cabinet Association" - NKCA. Owner/Client selected panel doors, unless noted otherwise. Cabinet work indicated shall conform to ADA, FHA and Fir, Hemlock Fir or Southern Pine (verify with Owner/Client and Structural General Notes). Wood delivered to the site shall be field tested with a ICC/ANSI 117.1 B. Latest edition for accessibility and adaptability. Workmanship: 3. All joints shall be tight and true and securely fastened. hydrometer for a maximum moisture content of 19%. All wood shall be 1) adequately separated from concrete and earth, 2) shall be treated Corners shall be mitered, butted, or coped, A. nails set, and surfaces free of tool marks. Use concealed fastenings where possible. B. wood or; 3) wood of natural resistance to decay to protect against deterioration in accordance with Section 2307 of the U.B.C.. All wood shall All cabinet work scheduled for paint or stain finish shall be smoothly dressed and sanded. C. Install all work level, plumb and true. Scribe members be protected from landscape irrigation. B. Mudsills: Pressure treated or foundation grade redwood, set all exterior wall sills in mastic. accurately in place to fit adjoining surfaces. D. Cabinets scheduled for paint finishes shall be primed and back-painted prior to installation. E. Vertical Framing: C. No. 2 grade or better, unless noted otherwise. Horizontal Framing: D. No. 2 grade for framing lumber 2 to 4 inches wide Plywood and particle board shelves shall be hardwood edge banded on all exposed edges. F. 4. Materials and Design: As selected by by 2 inches and taller or No. I grade for all framing lumber wider than 5 inches, unless noted otherwise. Set all simple supported horizontal Owner/Client. 5. Hardware: Shall be selected by Owner/Client. 6. Counter Tops: Shall be selected by Owner/Client. SECTION 6D, members with crown side up, cantilevers with crown side down. Sheathing and Subfloor: E. Subfloor at Interior Floors: Glue and nail. MOLDED/FORMED MILLWORK: Scope: 1. Furnish and install all molded millwork complete. Installation: 2. Installation and finish application per Provide "sanded face" where (1) resilient non-textile flooring occurs. The General Contractor shall verify extent and compatibility of manufacturers recommendations including backing/support, A. joint reinforcing, surface preparation and adhesives/attachment. Product to subfloor surface texture and material with all applied floor finishes. Subfloor at Waterproof Balcony Floors: 3/4" thick, APA-Rated, A-C be compatible with exterior use, adjacent finishes and of sufficient structural strength B. for location used. 3. Materials: Provide molded shapes exterior, T&G, (2) or as specified by waterproof surface manufacturer. Hold deck edge level with any adjacent stair treads and to receive exterior finish as indicated in drawings and details. Install expanded polystyrene by Vefo Incorporated, molded polyurethane foam by Nesco feather all slope intersections along flow lines over broad areas to avoid abrupt floor breaks in surface. Potshelves and shoulders: Manufacturing Inc., molded high density polymer by Fypon Molded Millwork or Owner/Client selected substitute. Provide reinforced finish as required 1/2" thick, APA-Rated, A-C exterior grade; slope (3) 1/4" per foot min., or as shown on drawings. F. Metal Connectors: All framing at human traffic locations subjected to bumping, scraping, denting, etc. Provide Type II - high density foam at all trim applications. DIVISION 7connectors including but not limited to framing clips, and plywood clips as approved by the local Building Department. Installation shall be SECTION 7A, ROOFING AND WATERPROOFING: Scope: 1. Furnish and install roofing and waterproofing work complete, including cant strips and according to current manufacturers specifications. All metal connectors subject to exposure shall be galvanized, properly primed and painted or incorporating other trades flashing, sleeves and jacks. General contractor shall be responsible for sequencing and protection of weatherproofing otherwise protected against rust, corrosion and deterioration. Provide rotated straps as approved by the Structural Engineer where protruding materials from deterioration due to wind, rain, U.V. rays and heat, prior to them being covered. Standards: 2. All work and materials shall meet the bolts cannot be simply concealed by finish materials. G. Interior Non-bearing Walls: Shall have 7/32" shot pins at 48" O.C.; i.e.: Ramset per latest edition performance standards of the "National Roofing Contractors Association" - NRCA and "Asphalt Roofing Manufacturers Association" -I.C.B.O. Report No. ER 1639, unless noted otherwise on structural plans. H. Shear Wall Material: Shall extend the full length of wall plane to ARMA. 3. Installation: Install roofing and wall corrosion resistant metal flashing per manufacturer's recommendations including the use of fasteners provide uniform base for finish materials. No finger joint material to be used for exterior trim or framing materials. I. J. Soffit at eaves and anchoring devices in high wind areas, and per U.B.C., Chapter 15, carefully incorporating elastomeric membranes, flashing, scuppers, jacks, and rakes: See details. Enclosed soffits to be fireblocked per U.B.C. - Section 708. K. Building paper: Per U.B.C. - Section 1402 and in sleeves, roof drains, skylights, etc., supplied by others. Inspection: 4. Owner/Client shall provide a Waterproofing Specialist to review built-up roofing, compliance with U.B.C. Standard 14-1. 1 layer 15 pound (60 minute) paper minimum, at vertical walls. Provide 1 layer 30 felt for the first two waterproof decking, foundation wall waterproofing, and flashing details and provide continuous inspection during field installation of all waterproof and courses from grade. Building paper shall carry continuous identification. Provide 2 layers building paper, Grade D minimum, over wood based flashing surfaces and materials to insure adherence to manufacturer's specifications and the highest standards of construction practice. 5. Special Conditions: A. Provide cant strips at all vertical surfaces. B. Provide crickets as indicated, and as necessary for proper water drainage and sheathing to receive exterior lath. L. Flashing at Openings: Per U.B.C. - Section 1402 and in compliance with U.B.C. Standard 14-1. Flashing material sealed to flashing fin with minimum 2" lap at horizontal joints, minimum 6" lap at vertical joints - see details on "AD" sheets. Flashing to redirect channeled or runoff water away from vertical surfaces. C. Roofing contractor shall be responsible for determining that materials shall be barrier coated reinforced & shall provide four (4) hour minimum protection from water penetration when tested in accordance with appropriate fasteners are used for the project wind conditions. 6. Materials: as selected by Owner/Client A. Tile Roof: Class "A" rated roof ASTM D-779 or other approved test. Flashing material shall carry continuous identification. M. Self-sealing elastomeric membrane: Provide 1 assembly. (Pioneer Roofing Tile, Inc., Report No., ER-4896) (Eagle Roofing Products, Report No ER-4660) (Monier Lifetile, Inc., ICBO Research Report layer fully adhered self-sealing elastomeric membrane at all exterior surfaces other than vertical. Provide 1 layer self-sealing elastomeric No. ER-2093) (U.S. Tile Co., ICBO Research No. ER-3523) approx. 9.5 lbs. per sq. ft. as selected by Owner/Client. Install over minimum 30 pound felt or membrane behind all exposed wood trim over building paper, installed per manufacturer's recommendations. Minimum slope of substrate is 1/4" per manufacturer's specifications. Color, texture and pattern as selected by the Architect. Refer to color schedule. OR Built-up Roofing: per foot. See details and Section 7D. N. Overlap Framing: Overlap framing areas at roofs shall allow for openings in the roof sheathing B. C. Metal Roof: Seamless, (standing seam) pre-painted, corrosion resistant (copper) painter shall provide patina copper finish, product used to be approved by Owner/Client metal roof, apply over one layer 15 pound felt underlayment in accordance with manufacturer's between the main attic and overlap area as allowed by the structural engineer, to provide full attic ventilation. Trusses: O. See manufacturer's truss drawings for materials by others. (1) Truss manufacturer to provide attic' trusses and required clearance for horizontal specifications. Slope 1" per foot minimum or as detailed. D. Waterproof Decking: Class "A" rated fire assembly. Furnish and apply balcony (2) F.A.U.s. P. Grab Bar Reinforcement: Provide solid backing at future grab bar mounting points at all units per drawings. Q. deck covering complete and watertight, as recommended by the manufacturer. Install Owner/Client selected, I.C.B.O. approved, traffic bearing elastomeric membrane deck system by "Dex-O-Tex", "Mer-Kote" or Owner/Client selected substitute. Strictly follow all recommendations Nailing Schedule: Per U.B.C.-Table 23-II-B for common or box nails. If alternate nails are used, contractor shall submit I.C.B.O. approved test reports of specified nail type along with alternate nail specifications for Structural Engineer's review prior to field use. Framing: 4. Blocking and regarding stability of floor, positive slope away from living areas, flashing at all edge and corner conditions, reinforcing tape at subfloor joints, and Stud Walls: Per section 2308, I.B.C. Full height walls shall have continuous studs (1) from bottom to top plate. metal reinforcing at inside or outside "i.e.: stair nosing" corners, etc. Waterproof deck shall be flood tested. Color and texture as selected by the Bridaina: A. Ceiling Joists: Per section 2308.11 I.B.C.. Use solid bridging. (2) Backing: Provide solid backing at all pendant or surface-mounted electrical Architect, refer to color schedule. E. Foundation Wall Waterproofing: Install complete, and Owner/Client selected, I.C.B.O. approved fixtures, rails, (3) grab bars, bath accessories, etc. Firestopping: Per section 717, I.B.C., B. Draft Stops: Per 717 I.B.C. and as waterproofing system where indicated in drawings. Protect waterproofing material during backfilling operations with non-deteriorating protection indicated on drawings. C. Stud Walls: Per section 2308 I.B.C.. All studs to have full bearing on plate. All studs to be at D. 16" O.C. unless board. Refer to Section 2A-4.C for nuisance water drainage system information. F. Flashing: 26 gauge corrosion resistant metal min., lap joints noted otherwise. Studs to be sized per requirements of Section 2308 I.B.C.. Use continuous, full height, ballooned framed studs in accordance with and fill with roofing cement, unless noted otherwise. G. Elastomeric Membranes: Install per details and per Section 7D. H. Roofing the highest standard of E. construction and framing practices. All angled walls to be at 45 degrees unless noted otherwise. F. Built Nails: Corrosion resistant, sized for U.B.C. requirements and local wind conditions. I. Gutters and Downspouts: See Section 7B. up roofs, waterproof balcony decks and exterior horizontal areas "i.e., potshelves and G. shoulders" are to be framed with slope to ensure water drainage without puddling. Provide crickets as indicated and as necessary for proper water drainage and to redirect H. channeled or run off water away from vertical surfaces. Provide stripping where required to provide uniform surface where flush joists and beams are I. different depths. All dimensions given are to face of framing, unless noted otherwise. J. Align bottom of all adjacent window and door headers, unless noted otherwise on framing plan. K. Trusses: 5. The General Contractor shall coordinate the installation of all ceiling drops with the A. Truss Manufacturer and the Framing Contractor. Where truss framing and conventional framing occur together in a continuous roof B. plane, the General Contractor shall coordinate with the Truss Manufacturer and Framing Contractor to eliminate differential deflection between the truss and conventional framing members. Where truss framing and conventional framing occur together in the same roof, the plate height as noted will be maintained for the deeper conventional member with the bottom truss cord matching the rafter seat cut. Truss manufacturer shall provide heel as required to maintain continuous roof plane alignment. The General Contractor shall have City/County approved truss plans on the job site D. prior to foundation inspection. The Truss Manufacturer shall submit calculations, shop drawings, details, bridging and erection bracing signed by a registered Engineer to the Building Department and Structural Engineer, for their review prior to fabrication. One set of shop drawings shall be submitted to the Architect for review for conformance with the visual design concept prior to truss fabrication. The Truss Manufacturer shall be responsible for framing around openings in the roof E. or floor, shall provide ladder framing at nonstandard truss member spacing to keep within the span rating of the roof or floor sheathing and shall submit details and hangers as required. The Truss Manufacturer shall be responsible for verifying the location, size and F. weight of attic located mechanical equipment and incorporate such information including required clearances into the design and calculation of trusses supporting it, including attic accesses. Nonbearing walls shall be held short to allow for rafter-truss deflection with clips G. approved by the Structural Engineer to stabilize the wall. Truss manufacturer shall provide members of adequate bearing area in such a width H. to insure against over-stressing of supporting timber, multiple joists, girders and plates or provide bearing plates and details to do same. The General Contractor shall coordinate with the Truss Manufacturer, Framing, I. Electrical, Plumbing and Mechanical Contractors at fire protected areas to maintain required fire protection without penetrations unless allowed by code and local jurisdiction. SECTION 6B, FINISH CARPENTRY: Scope: 1. Furnish and install all finish carpentry complete, including trim, door frames, paneling and shelving. A. Installation of finish hardware, bath accessories, cabinet pulls, etc. B. Workmanship: 2. All joints shall be tight and true and securely fastened. Corners shall be neatly mitered, butted, A. or coped, with nails set and surfaces free of tool marks. Wood work shall be accurately scribed to fit adjoining surfaces. B. All work shall be machined or hand-sanded, sharp edges and splinters removed, and completely C. prepared for finish. Full length continuous boards shall be used wherever applicable or specifically noted. D. Fitting and Hanging Doors: 3. Each door shall be accurately cut, trimmed, and fitted to its respective frame and hardware with A. due allowance for painter's finishes. Clearance at the lock and hanging stiles and at the top shall not exceed 1/8". Clearance at the B. bottom shall be adjusted for finish floor covering scheduled, including carpeting. Lock stile edges shall be beveled. C. Door shall operate freely, but not loosely, without sticking or binding, without hinge bound conditions; D. and with all hardware properly

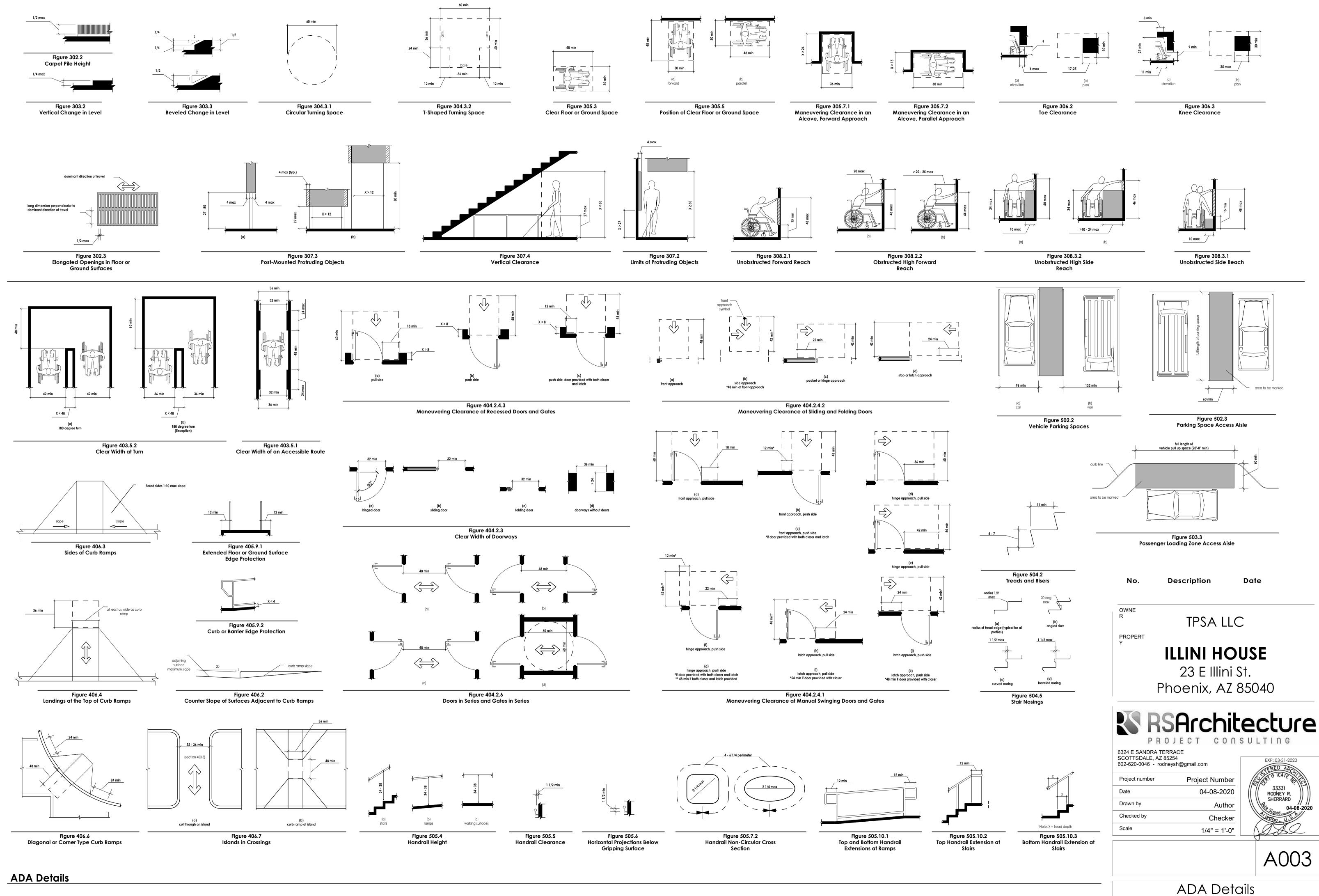
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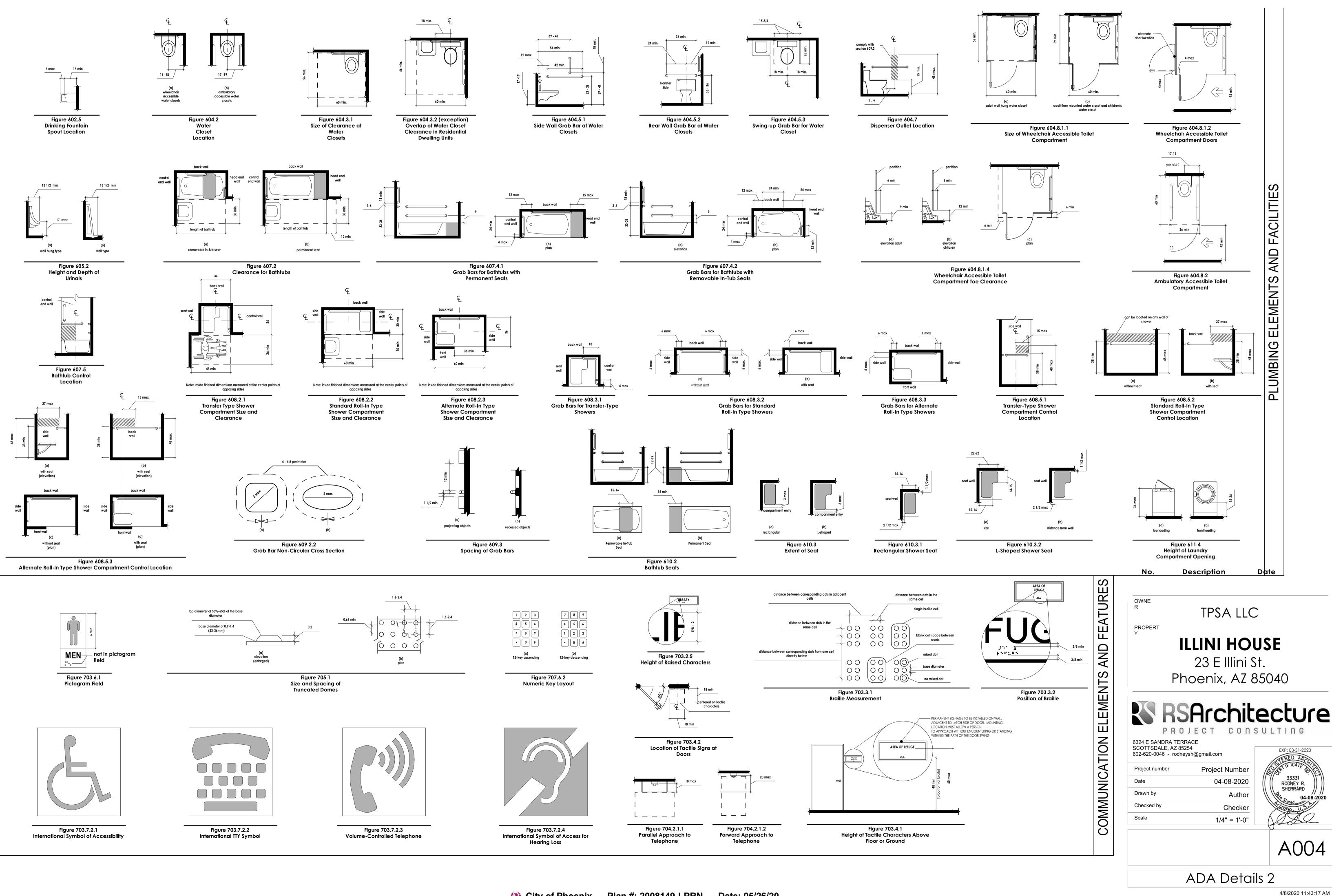
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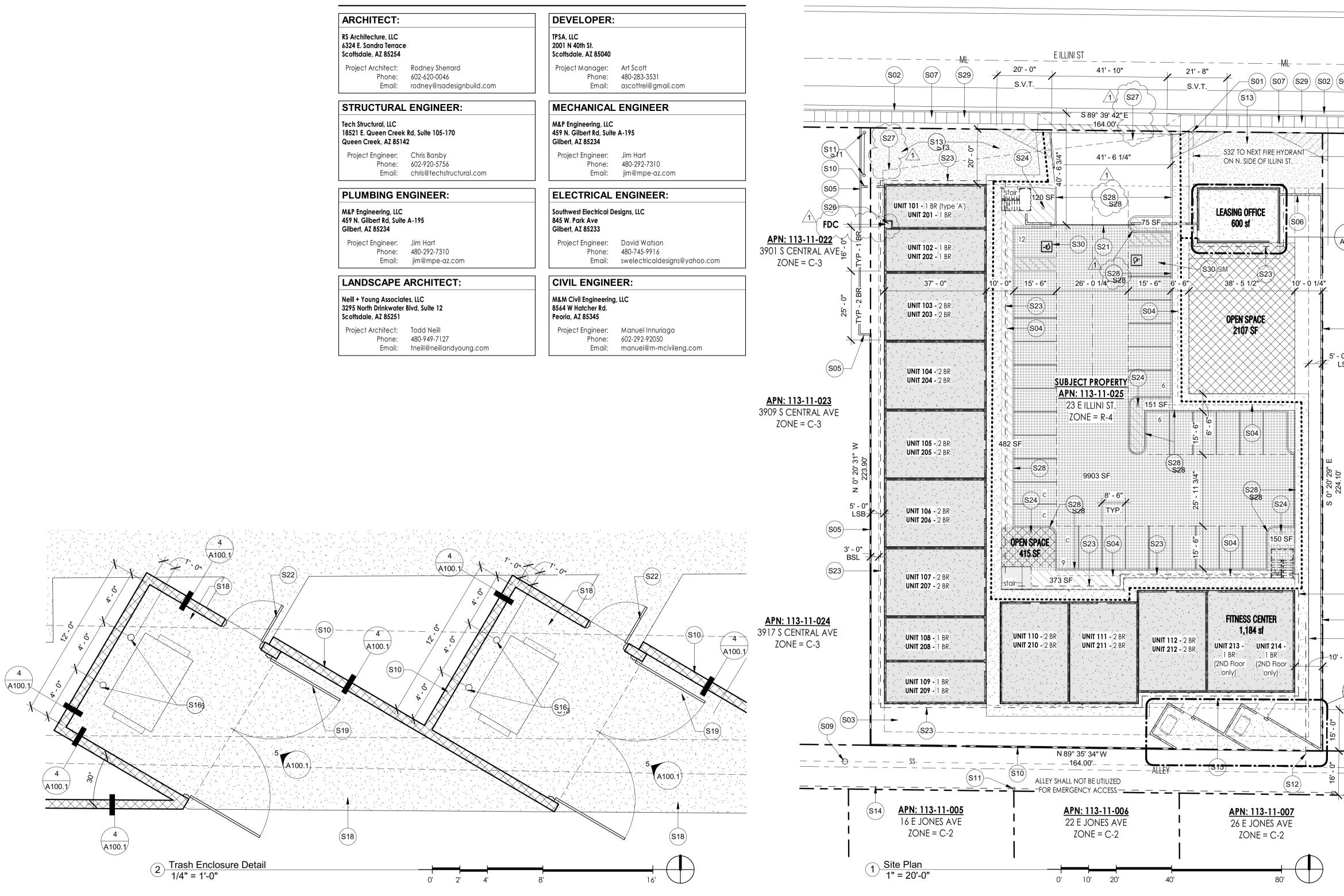


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## **PROJECT TEAM**

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- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES. 1.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. 2.
- STRUCTURES AND LANDSCAPING WITHIN AN TRIANGLE MEASURED BACK 10 FEET FROM THE PROPERTY LINE AND 20 FEET ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33 FEET x 33 FEET ALONG THE PROPERTY LINES 4. WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE 5. RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS TRACTS OR EASEMENTS, INCLUDING PRIVATE STREETS, LANDSCAPE AREAS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL 6. NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING 7. ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

- 8. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT
- 9. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS
- 10. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISABLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- 11. GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF \_\_\_\_\_\_ AND \_\_\_\_\_\_.
- 12. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
- 13. I CONSENT TO THE REPRODUCTION OF THIS SIT PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

SIGNATURE OF COPYRIGHT OWNER

Rodney Sherrard, AIA, NCARB RS Architecture, LLC

PRINTED NAME OF COPYRIGHT OWNER

## **W** City of Phoenix Plan #: 2008149-LPRN Date: 05/26/20

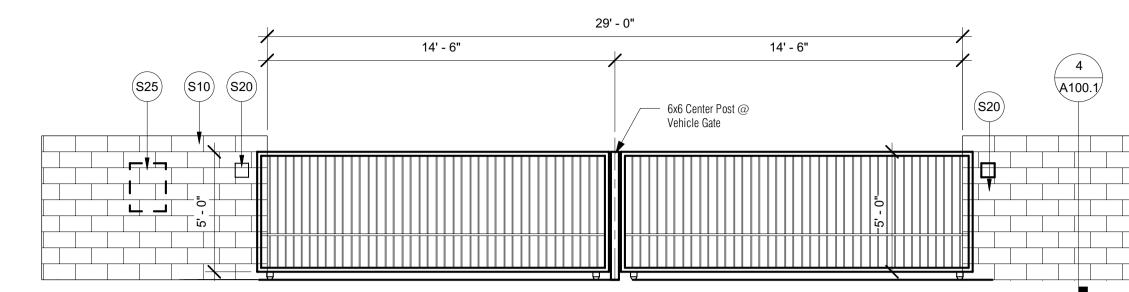
APN: 113-11-021 3801 S CENTRAL AVE

ZONE = R-4

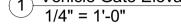
		10 10	<b>nit# Type #Beds</b> D1 A 1BR D2 B 1BR D3 B 2BR	Leasable sf 592 sf 592 sf 925 sf			113-11-025 5 36,900 nsf (0.85 na)			
	\	<b>-</b> 10 10 10 10 10 10	D4     B     2 BR       D5     B     2 BR       D6     B     2 BR       D7     B     2 BR       D8     B     1 BR       D9     B     1 BR	925 sf 926 sf 925 sf 925 sf 592 sf 592 sf	SUBE OWI MAI	DENCE AREA DIVISION: NER: LING ADDRESS: PERTY ADDRESS:	42,312 gsf (0.97 ga)  Jobe Tract Art Scott 23 E Illini St. Phoenix, AZ 85040			
	0" 	20 20 20	12         B         2 BR           D1         B         1 BR           D2         B         1 BR           D3         B         2 BR	925 sf 925 sf 925 sf 592 sf 592 sf 925 sf	YEAI DEV CITY	ING: R CONSTRUCTED: ELOPMENT OPTION: OF PHOENIX, AZ <u>CTIVE CODES:</u>	R-4 (RSIO) REG.  SUBDIVISION OPTION	UNDER TABLE 'B'	, SECTION 617	
	20' - 0" BSL & LSL	20 21 21 21 21 21 21 21 21 21	D5     B     2 BR       D6     B     2 BR       D7     B     2 BR       D8     B     1 BR       D9     B     1 BR       10     B     2 BR       11     B     2 BR       12     B     2 BR       13     B     1 BR       14     B     2 BR	925 sf 925 sf 925 sf 525 sf 592 sf 592 sf 925 sf 925 sf 925 sf 592 sf 592 sf 592 sf		-2018 INTERNATIONAL -2018 INTERNATIONAL -2018 INTERNATIONAL -2018 INTERNATIONAL	V/ LOCAL AMENDMENT X FIRE CODE BUILDING CODE (IBC) MECHANICAL CODE (I/ PLUMBING CODE (IPC) FUEL GAS CODE (IFGC) ENERGY CONSERVATIC EXISTING BUILDING CO SWIMMING POOL & SP.	S) MC) N CODE (IECC) DE (IEBC)	Ξ	
		Ic	o <b>tal leasable SF:</b> 1st Floc <u>2nd Flo</u>		SC(	-PHOENIX ZONING OR DPE OF WORK	DINANCE	o 2-story buildin	as 26 apartment units	
1 A140		•	8) Stairs @ 96 sf ea. nd Floor walkway	288 sf 1,506 sf	1.	<ul> <li>consisting of the follo</li> <li>(12) twelve of</li> </ul>	wing unit mix: ne bedroom units @ 592	2 sf each (7 on g	gs, 26 apartment onins ground floor, 5 on 2nd floor) ground floor, 7 on 2nd floor)	
		To <u>Density Calculatio</u> Parcel Area:		<b>22,342 sf</b> 0.85 na	2. 3. 4.	• Total of 26 ap A 600 sf stand alone I	bartments units for rent building for lease office will be 2-story with a bu	, storage & on-s	ite laundry.	
$\bigcirc$		Alley area: <u>Street (ROW) area</u> Total gross sf:		0.971 ga	Toto	VERAGE CALCULATION al Building Coverage -	West Wing = East Wing =	6,993 sf 3,962 sf		
- 0 1/4"		R-4 zoning 29 x 0.971	29 dwelling unit 28.17 dwelling u <b>26 dwelling unit</b>	units allowed	Co TOT ALL	ising office / Laundry /ered 2nd floor walkway a AL COVERAGE: OWABLE COVERAGE:		600 sf <u>1,913 sf</u> <b>13,468 SF</b> 50% OF 36,90	0 SF	
LSB		2 Bedroom Units 1 Bedroom Units	14 12			oposed coverage: e Plan Keynotes	13,468 SF / 36,900 SF ;	= 36.5%		
31	<u>: <b>113-11-026</b></u> E ILLINI ST ONE = R-4	<b>Req'd Open Spac</b> Total gross sf: <u>open space - 5%</u> Provided:	<u>e</u> 42,312 gsf 2,115.6 sf 2,041 sf 415 sf		S01 S02 S03 S04	EXISTING FIRE HYDRANT EXISTING 2' CONCRETE V LANDSCAPING AREA IN IRRIGATION AS SPECIFIEL LINE OF 2.5' CAR OVERH	REAR YARD SETBACK AR D PER 703.B.3.c IN THE CI		GROUND COVER, VEGETATION ONING ORDINANCE.	05/26/20
.10.	<u>/1</u>	Amenities Provide Turf area, bbq, sec	2,456 sf	open space areas	S05 S06 S07 S08	EXISTING 6' TALL PERIMET NEW 6' TALL BLOCK WAL EXISTING 4' CONC. SIDE EXISTING CONCRETE DRI	'ER WALL TO REMAIN L ALONG EAST PROPERT WALK IVE & CURB CUT @ ADJA		TO REMAIN.	Date: 0
224			andscape area (5%):	9,926 sf 496 sf	S09 S10 S11 S12 S13		ECTED TO EXISTING CITY :		E PLUMBING / SITE UTILITY PLAN APING LIGHTING PROVIDED TC	PRN
		/ / / / 2nd Floo	d Landscape area: nr exterior walkway d in coverage calcs):	751 sf	S14 S15	COMPLY W/ 703.B.3.a.(1 EXISTING ELECTRICAL PC NEW 5' WIDE CONC. SID	OWER LINE	osures @ Rear.		149-LР
—(S23)	~ ~ ~		d Open space: 2 amenities to be prov	2,456 sf vided:	S16 S17 S18	NEW PIPE BOLLARD BEHI 42" MAN GATE WITH PAN 6" CONCRETE SLAB @ TR.	NC HARDWARE IN 6' HIG ASH BIN AREAS		SEE DETAIL 2/A100.1	20081
		(	1. BBQ & Picn 2. Lawn or tur see landscape plans	f	\$19 \$20 \$21	12' WIDE DOUBLE ACCES WALL MOUNTED AUTOM AUTOMATIC 2-WAY VEH	IATIC VEHICLE SENSOR FO	/A100.1		lan #:
	PARKING 2 Bedroo	G CALCULATION (all un	nreserved spaces, no # units factor		S22 S23 S24	42" MAN-GATE @ TRASH LINE OF BUILDING OVERI NEW LED POLE MOUNTEI ELECTRICAL DWGS FOR	HANG ABOVE D AREA LIGHT W/ MAXIM	IUM 15' HEIGHT	$\searrow$ See electrical site plan and	
2	1 Bedroo Total spo	om Units (<600sf) aces req'd:	14 1.5 () 12 1.0	21 spaces réq'd 12 33 spaces req'd	S25 S26 S27	WALL MOUNTED CALL BO	OX T FLOOR		IN BUILDING. DISTANCE ALON	oenix
A100	ADA Pai	r <b>king spaces provideo</b> <b>king Spaces</b> aces req'd:	<b>d:</b> 2%	33 spaces	S28	PAVED AREAS. PROVIDE	E DUSTPROOF AS REQ'D (		MANEUVERING AREAS; ALL PARKING AREAS PER CITY OF	of Pho
	33 x 2% =		0.68 <u>1 space reg</u> 2	ı'd	S29		RIVEWAYS W/ CURB, GUT AGED BY CONSTRUCTION DNS ADJACENT TO THE PI	N - OUT-OF GRAE ROJECT SITE IN TH	PER CITY STANDARDS. REPLAC DE CURB, GUTTER, SIDEWALK & IE ROW.	CitA
<u> </u>						No. De	escription TY REDLINES	<b>Da</b> 04/08/		9
		AL NOTE: E ALL EXISTING O VEMENTS (SIDEW)	ALKS, CURB RAM			WNER COPERTY	TPSA	LLC		-
I		IFORMANCE.	IT ADA GUIDELIN	IES IF NOT			<b>LINI H</b> 23 E IIIi		SE	
						Pho	penix, A		040	
SDEV:	18-3813 1800776									
	807666 1904115 5-28				SC	ркој 24 E SANDRA TERRAC OTTSDALE, AZ 85254 2-620-0046 - rodney:	E	5 11 5 0	EXP: 03-31-2020	
QS:	J-20				Pr	oject number	Project Nun	// <sup>e</sup>	STERED ARCH	
						ate awn by	04-08-2 Au	thor	RODNEY R. SHERRARD	)
						necked by ale	Cheo As indica		04-08-2020	
									A100	

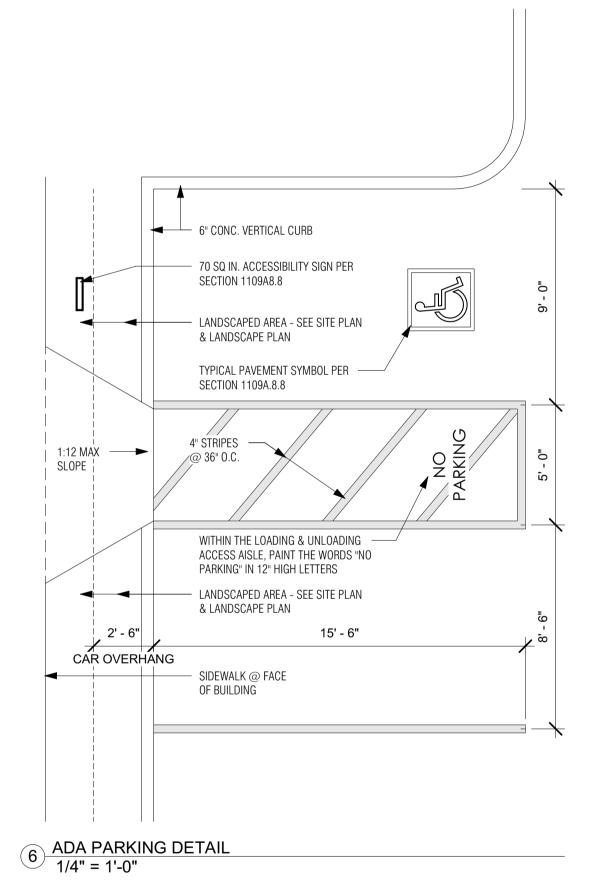
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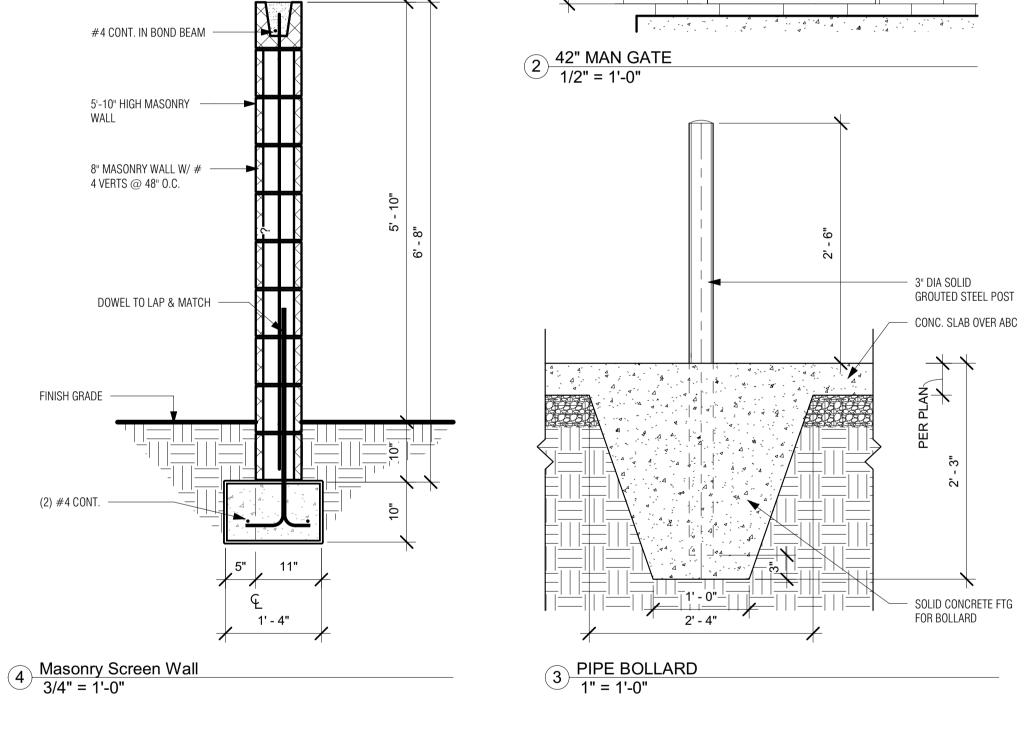
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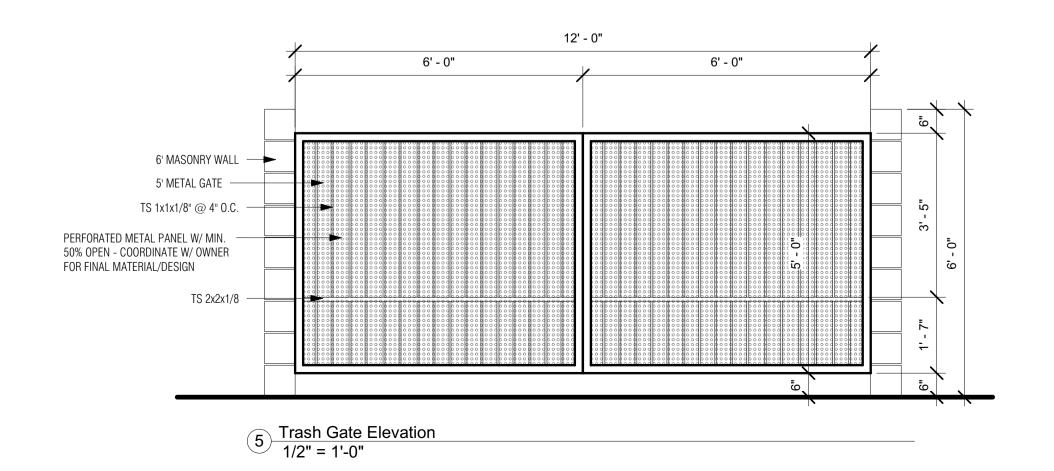


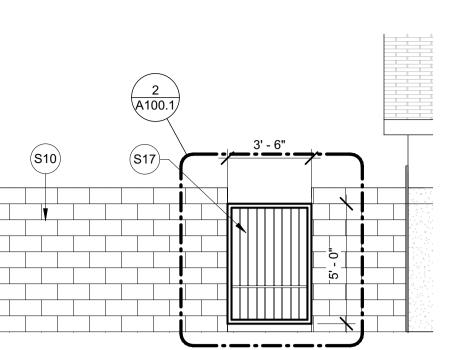
<sup>1</sup> Vehicle Gate Elevation 1/4" = 1'-0"

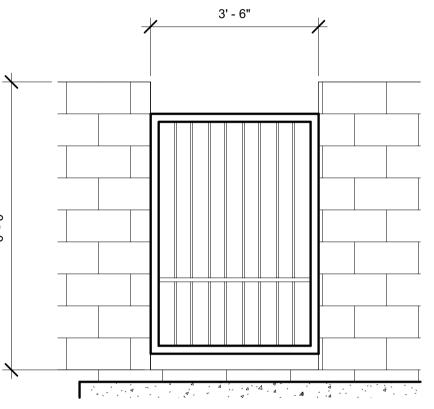








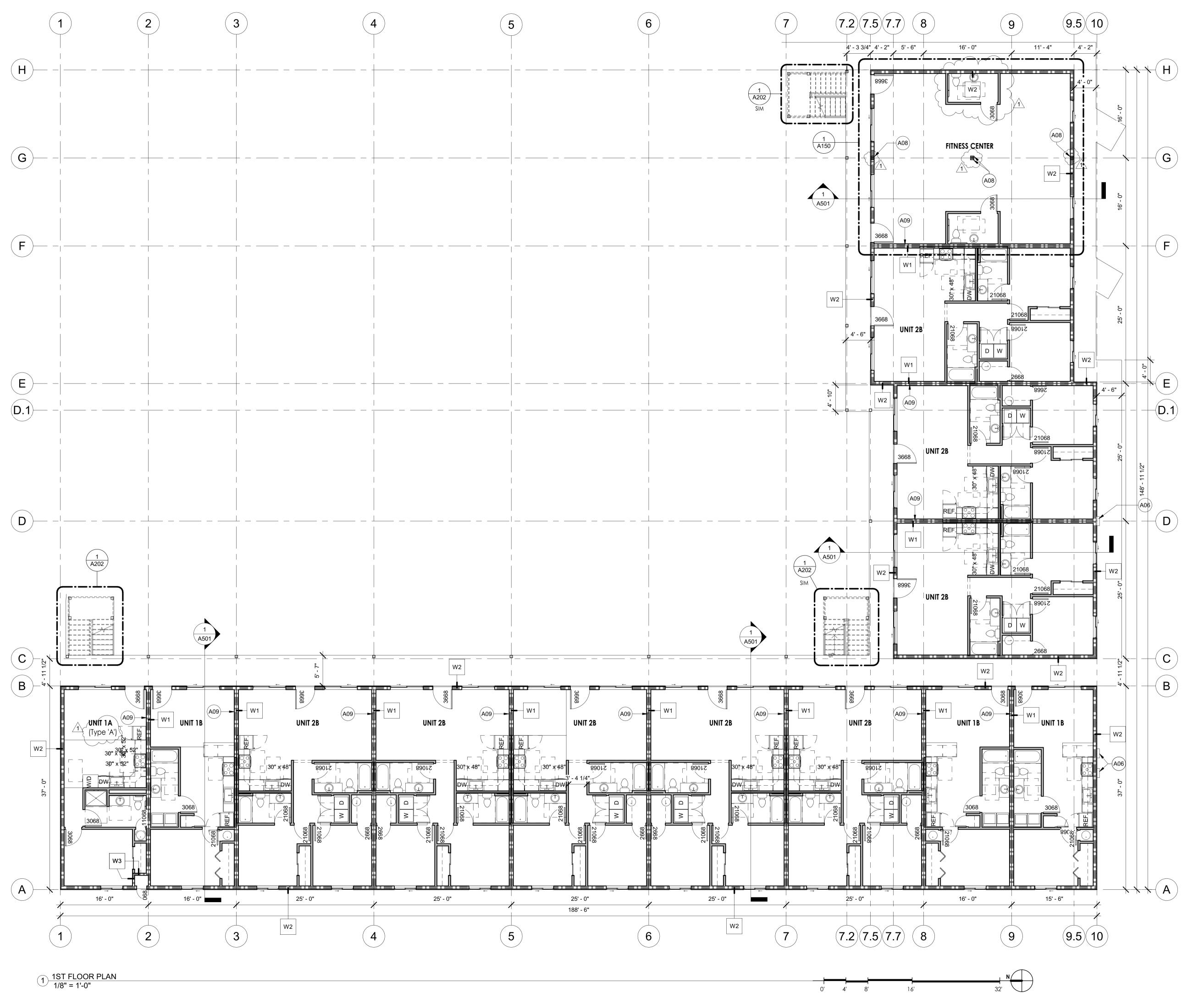




### Site Plan Keynotes

- S01 EXISTING FIRE HYDRANT
- S02 EXISTING 2' CONCRETE VERTICAL CURB S03 LANDSCAPING AREA IN REAR YARD SETBACK AREA TO INCLUDE GROUND COVER, VEGETATION & IRRIGATION AS SPECIFIED PER 703.B.3.c IN THE CITY OF PHOENIX ZONING ORDINANCE.
- S04 LINE OF 2.5' CAR OVERHANG @ CURB S05 EXISTING 6' TALL PERIMETER WALL TO REMAIN
- S06 NEW 6' TALL BLOCK WALL ALONG EAST PROPERTY LINE.
- S07 EXISTING 4' CONC. SIDE WALK
- S08 EXISTING CONCRETE DRIVE & CURB CUT @ ADJACENT PROPERTY TO REMAIN.
- S09 EXISTING SANITARY SEWER MANHOLE \$10 NEW 6' BLOCK WALL
- \$11 EXISTING POWER POLE
- S12 NEW SEWER LINE CONNECTED TO EXISTING CITY SEWER MAIN SEE PLUMBING / SITE UTILITY PLAN 513 FRONT YARD LANDSCAPING - NOTHING OVER 40" TALL. LANDSCAPING LIGHTING PROVIDED TO COMPLY W/ 703.B.3.a.(1)-(4).
- \$14 EXISTING ELECTRICAL POWER LINE \$15 NEW 5' WIDE CONC. SIDEWALK TO TRASH ENCLOSURES @ REAR.
- S16 NEW PIPE BOLLARD BEHIND DUMPSTERS SEE DETAIL 3/A100.1
- \$17 42" MAN GATE WITH PANIC HARDWARE IN 6' HIGH BLOCK WALL SEE DETAIL 2/A100.1
- S18 6" CONCRETE SLAB @ TRASH BIN AREAS
- \$19 12' WIDE DOUBLE ACCESS GATE TO TRASH BINS S20 WALL MOUNTED AUTOMATIC VEHICLE SENSOR FOR GATE
- S21 AUTOMATIC 2-WAY VEHICLE GATE SEE DETAIL 1/A100.1
- S22 42" MAN-GATE @ TRASH ENCLOSURES SEE DETAIL 2/A100.1
- S23 LINE OF BUILDING OVERHANG ABOVE
- S24 NEW LED POLE MOUNTED AREA LIGHT w/ MAXIMUM 15' HEIGHT SEE ELECTRICAL SITE PLAN AND ELECTRICAL DWGS FOR MORE INFO ON FIXTURES & COVERAGE S25 WALL MOUNTED CALL BOX
- S26 FIRE RISER ROOM ON 1ST FLOOR
- S27 DISTANCE FROM CLOSEST FIRE HYDRANT TO FDC LOCATED IN MAIN BUILDING. DISTANCE ALONG LINE IS 133'.
- S28 NEW 6" CONC. VERTICAL CURB AROUND ALL DRIVE, PARKING & MANEUVERING AREAS; ALL PAVED AREAS. PROVIDE DUSTPROOF AS REQ'D ON ALL DRIVES & PARKING AREAS PER CITY OF PHOENIX ZONING ORDINANCE.
- S29 REPLACE ALL UNUSED DRIVEWAYS W/ CURB, GUTTER & SIDEWALK PER CITY STANDARDS. REPLACE ANY BROKEN - OR DAMAGED BY CONSTRUCTION - OUT-OF GRADE CURB, GUTTER, SIDEWALK & RAMPS ON ALL LOCATIONS ADJACENT TO THE PROJECT SITE IN THE ROW.
- S30 SEE DETAIL 06/A100.1 FOR ENLARGED ADA PARKING SPACE





City of Phoenix Plan #: 2008149-LPRN Date: 05/26/20

#### Floor Plan Keynotes

- A01 SEE 2ND FLOOR PARTIAL PLAN (SHEET A201) FOR MECH. SHAFT LOCATION.
- A03 SHOWER AREA WALLS SHALL BE FINISHED W/ A NONABSORBENT SURVACE TO A MINIMUM HEIGHT OF 6' ABOVE THE FLOOR
- A04 VERIFY THAT MIN. 2'-6" CLEARANCE AT ALL WATER CLOSETS
- A05 EMERGENCY ESCAPE WINDOW @ EACH SLEEPING ROOM IN EVERY UNIT. SEE ELEVATIONS FOR MORE INFO. VERIFY ALL WINDOWS @ SLEEPING ROOMS REQ'D FOR EGRESS TO BE LESS THAN 44" ABOVE FINISHED FLOOR.
- A06, NEW ELECTRICAL PANEL & METERS SEE ELECTRICAL DWGS FOR MORE INFO.  $1 \downarrow$  A07 NEW WATER HEATER - SEE PLUMBING PLAN FOR MORE INFO.
- ر A08 NEW WOOD POST SEE STRUCTURAL PLANS FOR MORE INFO. WRAP W/ 5/8" GWB @
- INTERIOR OF FITNESS ROOM. A09 1 HR RATED DEMISING WALL - SEE DETAIL 2/A501 FOR W1 WALL SECTION, AND SHEET AR1
- FOR MORE INFO.



<u>Unit Plans</u>

1 Bedroom, Type 'A' See 1/A201 1 Bedroom, Type 'B' See 2/A201 2 Bedroom, Type 'B' See 3/A201

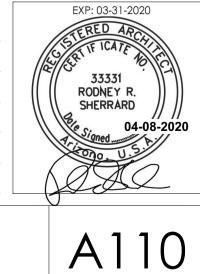
## WALL TYPE LEGEND

	4 3/4" INTERIOR PARTITION (NON-RATED) - 2x4" WOOD STUD
W1	- 5/8" GWB @ EACH SIDE
W2	9 1/4" INTERIOR DEMISING WALL - 1 HR RATED (UL-U341) - (2) 3 1/2" WOOD STUD - 5/8" TYPE 'X' GWB @ EACH SIDE - 3 1/2" BATT INSULATION @ EACH SIDE
W3 -	<ul> <li>8" EXTERIOR BEARING WALL - 1 HR RATED (UL-U356)</li> <li>- 2x6 WOOD STUD @ 16" 0.C.</li> <li>- 5/8" TYPE 'X' GWB @ INTERIOR SIDE</li> <li>- 3/8" PLYWOOD SHEATHING @ EXTERIOR</li> <li>- 1 1/2" STUCCO SYSTEM @ EXTERIOR</li> </ul>
	<b>4 3/4" INTERIOR SHAFT WALL PARTITION - 1 HR RATED</b> - 2x4" WOOD STUD - 5/8" TYPE 'X' GWB @ INTERIOR SIDE - 1/2" SHAFT LINER @ SHAFT SIDE
<b>No.</b> 1	DescriptionDateCITY REDLINES04/08/2020
OWNE R	TPSA LLC
PROPERT Y	
	ILLINI HOUSE
	23 E Illini St.
	Phoenix, AZ 85040
$\mathbf{X}$	RSArchitecture

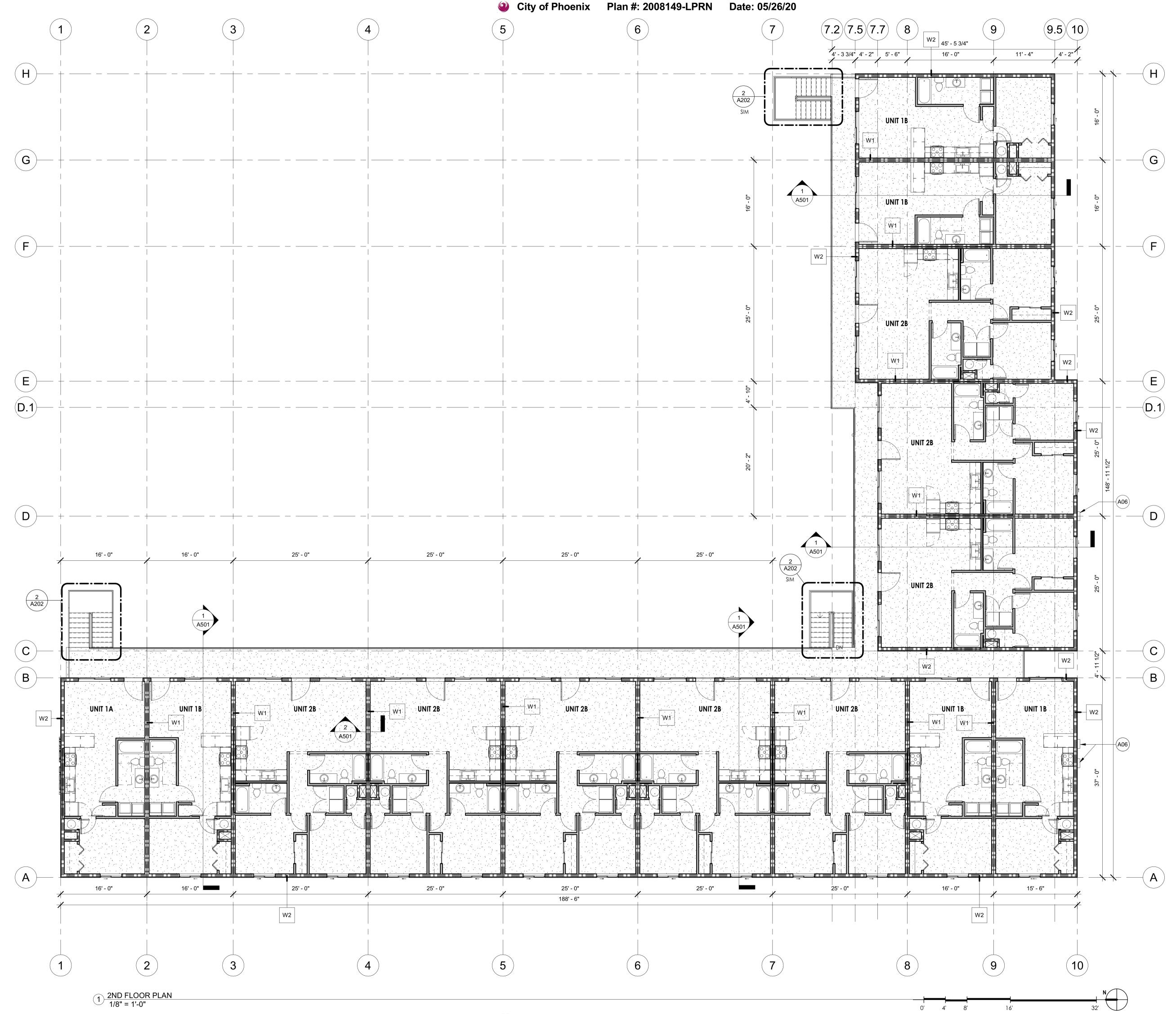
PROJECT CONSULTING 6324 E SANDRA TERRACE SCOTTSDALE, AZ 85254 602-620-0046 - rodneysh@gmail.com

BUILDING PLAN - FIRST FLOOR

Project number	Project Number
Date	04-08-2020
Drawn by	Author
Checked by	Checker
Scale	As indicated



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### Floor Plan Keynotes

A01 SEE 2ND FLOOR PARTIAL PLAN (SHEET A201) FOR MECH. SHAFT LOCATION. A03 SHOWER AREA WALLS SHALL BE FINISHED W/ A NONABSORBENT SURVACE TO A MINIMUM

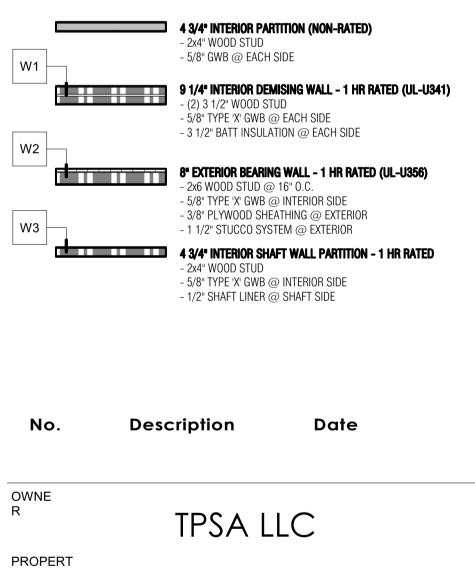
- HEIGHT OF 6' ABOVE THE FLOOR A04 VERIFY THAT MIN. 2'-6" CLEARANCE AT ALL WATER CLOSETS
- A05 EMERGENCY ESCAPE WINDOW @ EACH SLEEPING ROOM IN EVERY UNIT. SEE ELEVATIONS FOR MORE INFO. VERIFY ALL WINDOWS @ SLEEPING ROOMS REQ'D FOR EGRESS TO BE LESS THAN 44" ABOVE FINISHED FLOOR.
- A06 NEW ELECTRICAL PANEL & METERS SEE ELECTRICAL DWGS FOR MORE INFO.
- A07 NEW WATER HEATER SEE PLUMBING PLAN FOR MORE INFO. A08 NEW WOOD POST - SEE STRUCTURAL PLANS FOR MORE INFO. WRAP W/ 5/8" GWB @
- INTERIOR OF FITNESS ROOM. A09 1 HR RATED DEMISING WALL - SEE DETAIL 2/A501 FOR W1 WALL SECTION, AND SHEET AR1 FOR MORE INFO.

### <u>Unit Plans</u>

Unit 1A Unit 1B 2 Bedroom, Type 'B' See 3/A201 Unit 2B

#### 1 Bedroom, Type 'A' See 1/A201 1 Bedroom, Type 'B' See 2/A201

## WALL TYPE LEGEND



# **ILLINI HOUSE**

23 E Illini St. Phoenix, AZ 85040

BUILDING PLAN - SECOND

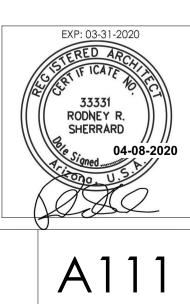
FLOOR



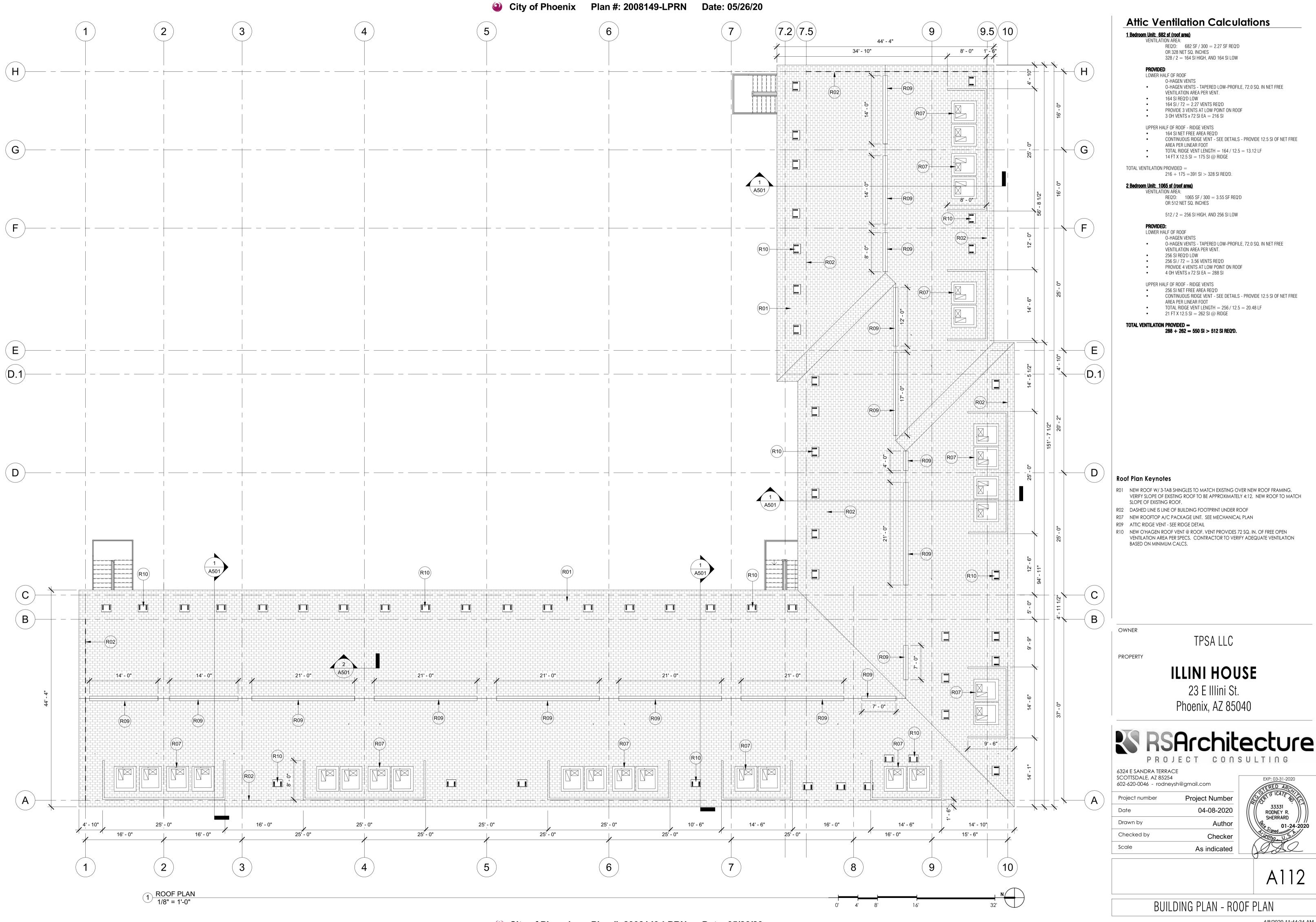
6324 E SANDRA TERRACE SCOTTSDALE, AZ 85254 602-620-0046 - rodneysh@gmail.com

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602-620-0046 - rodneysn@gmail.com	
Project number	Project Number
Date	04-08-2020
Drawn by	Author
Checked by	Checker
Scale	As indicated



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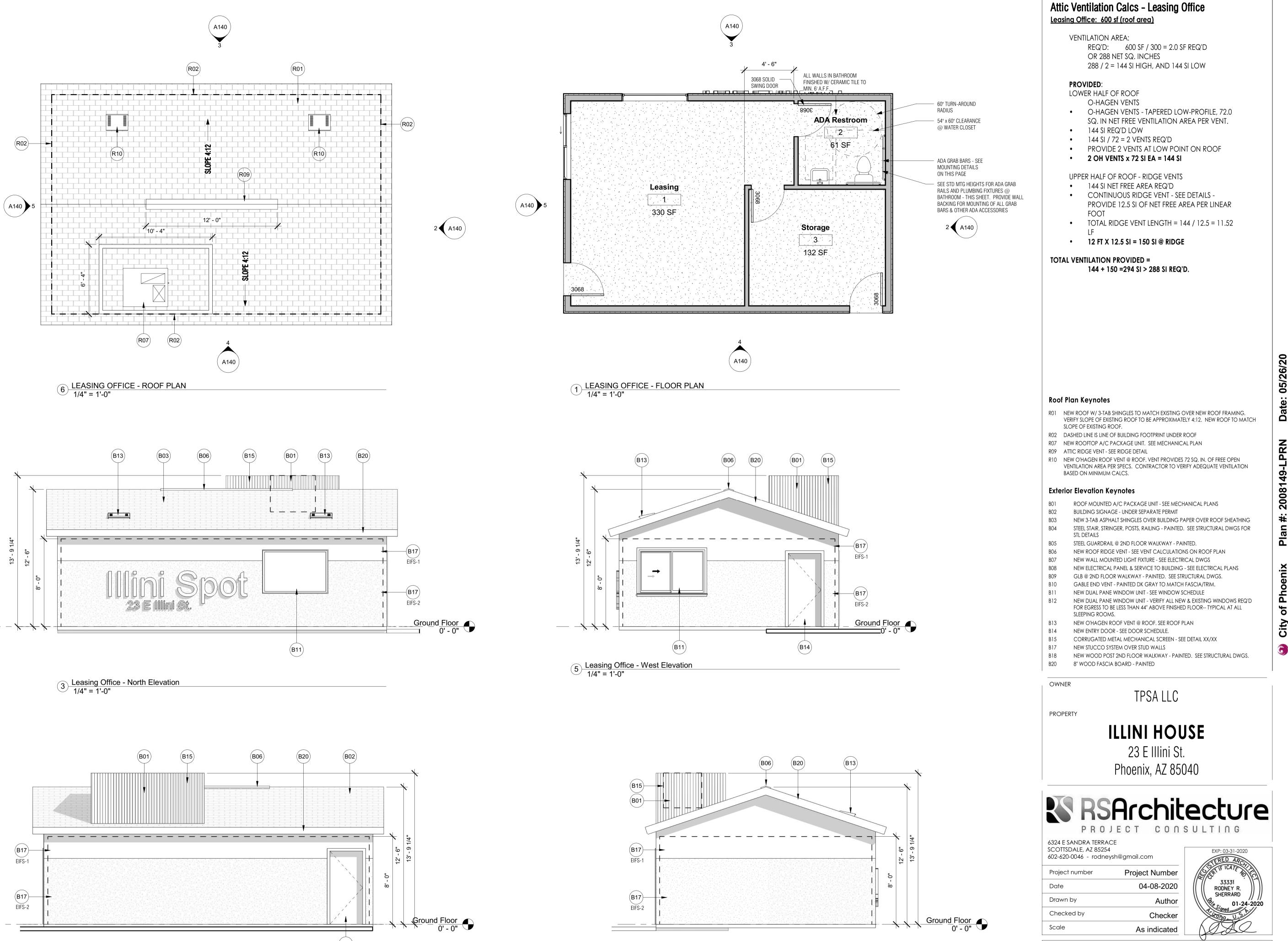
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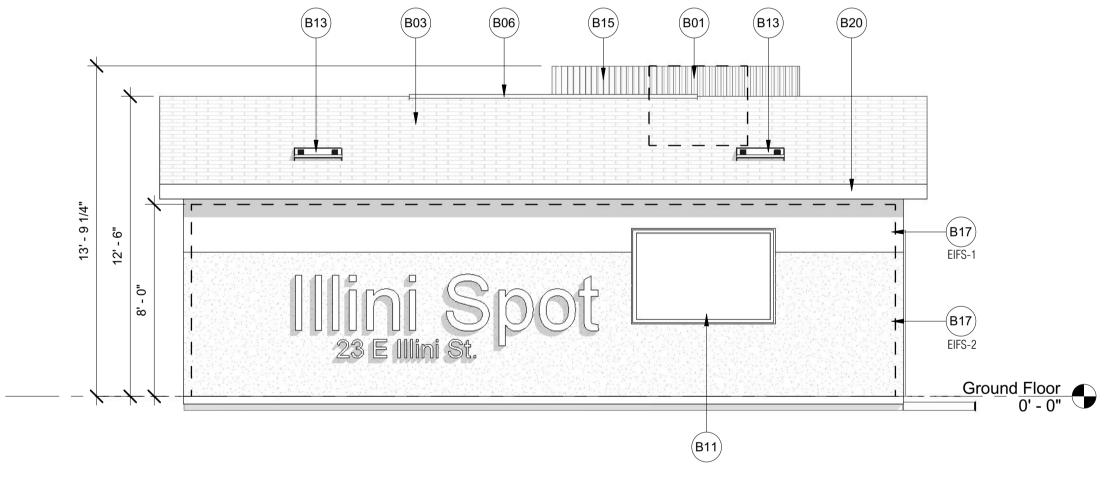
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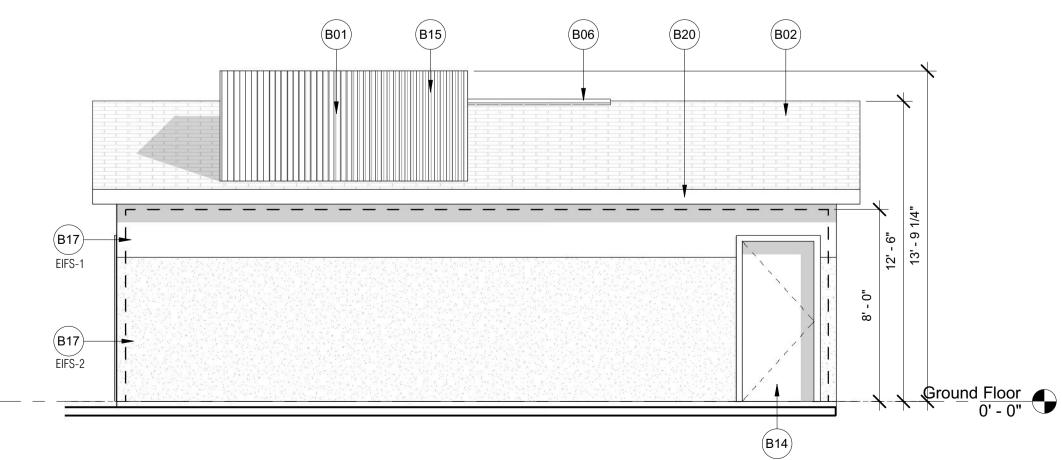
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**W** City of Phoenix Plan #: 2008149-LPRN Date: 05/26/20

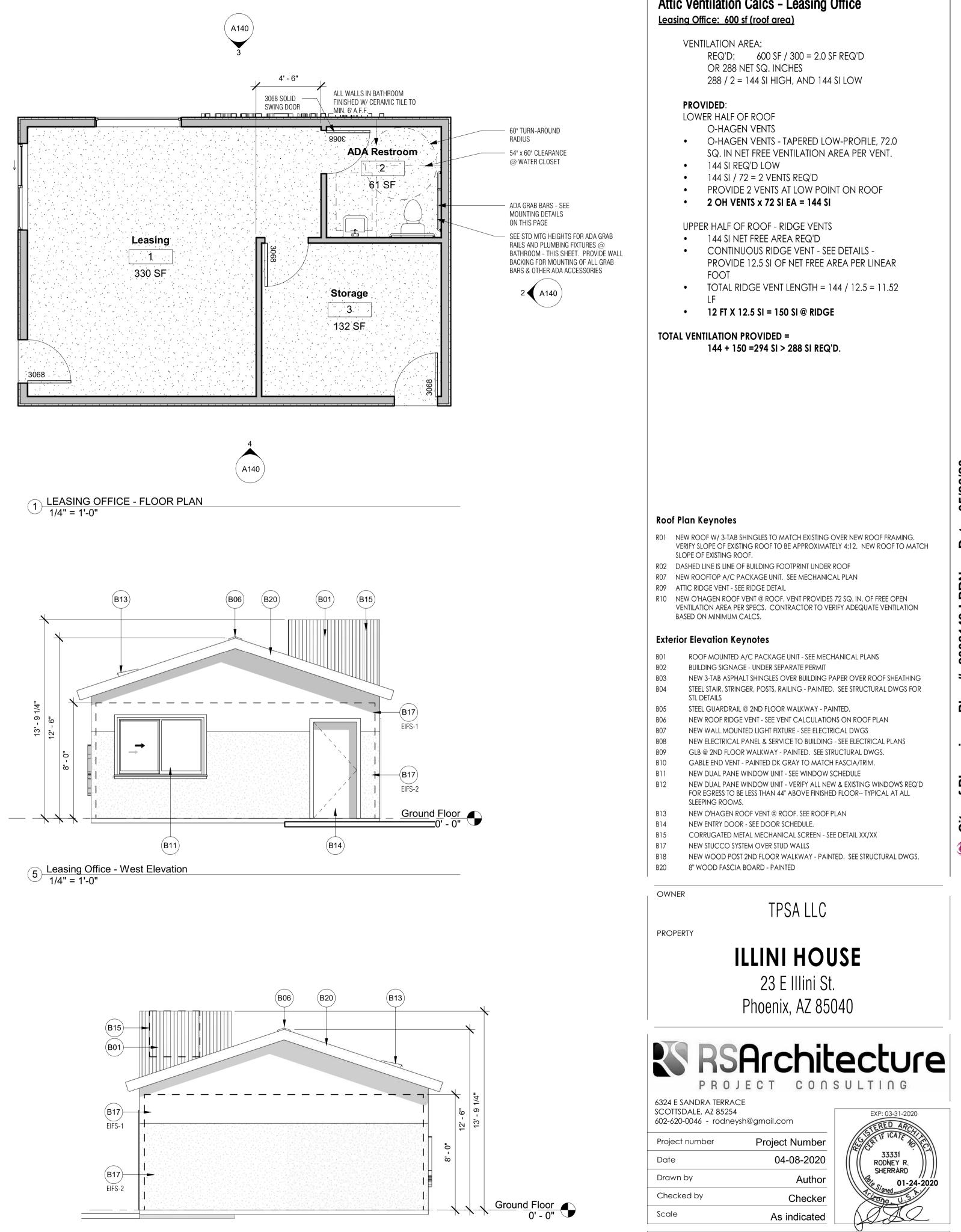
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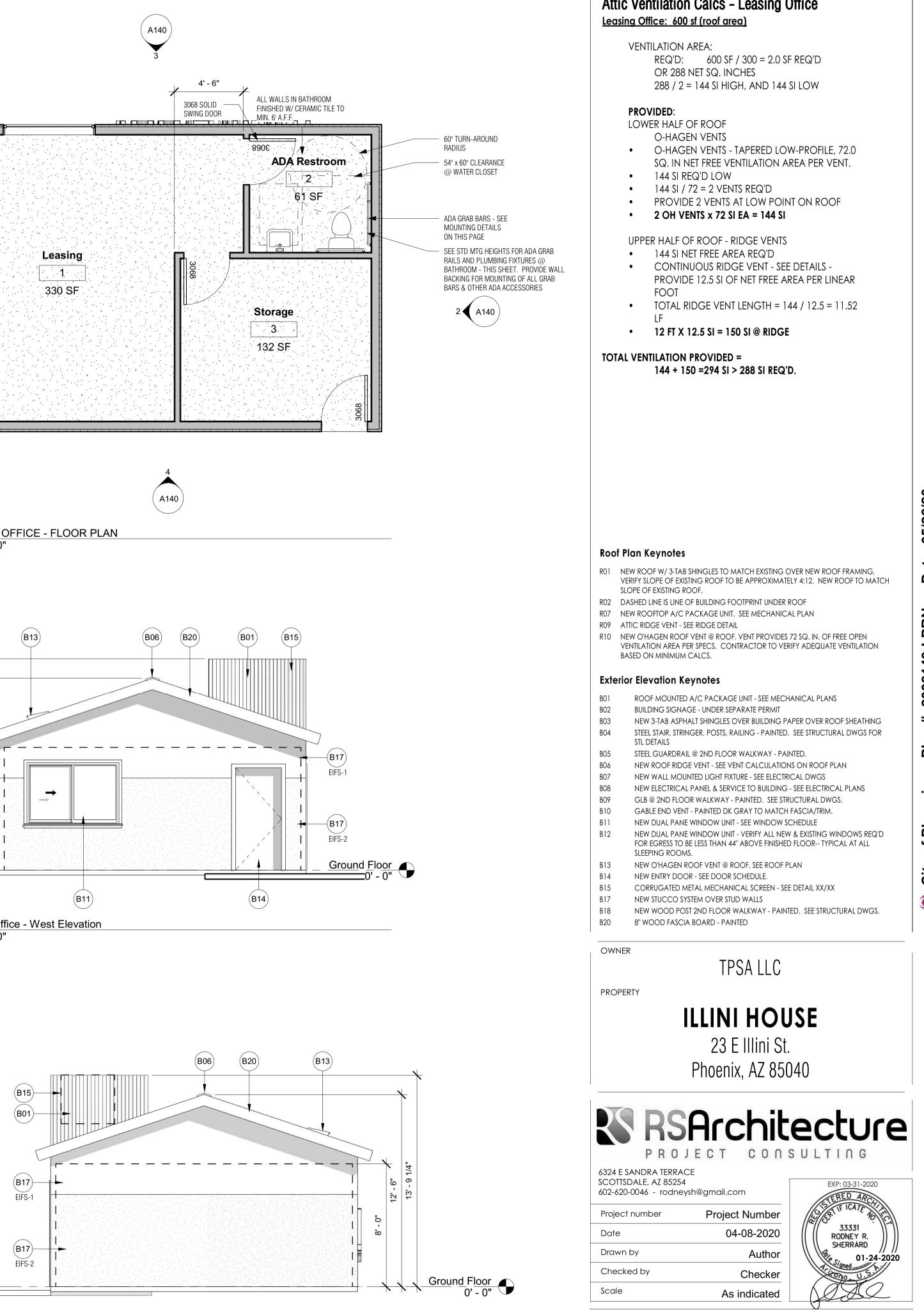






4 Leasing Office - South Elevation 1/4" = 1'-0"





2 Leasing Office - East Elevation 1/4" = 1'-0"

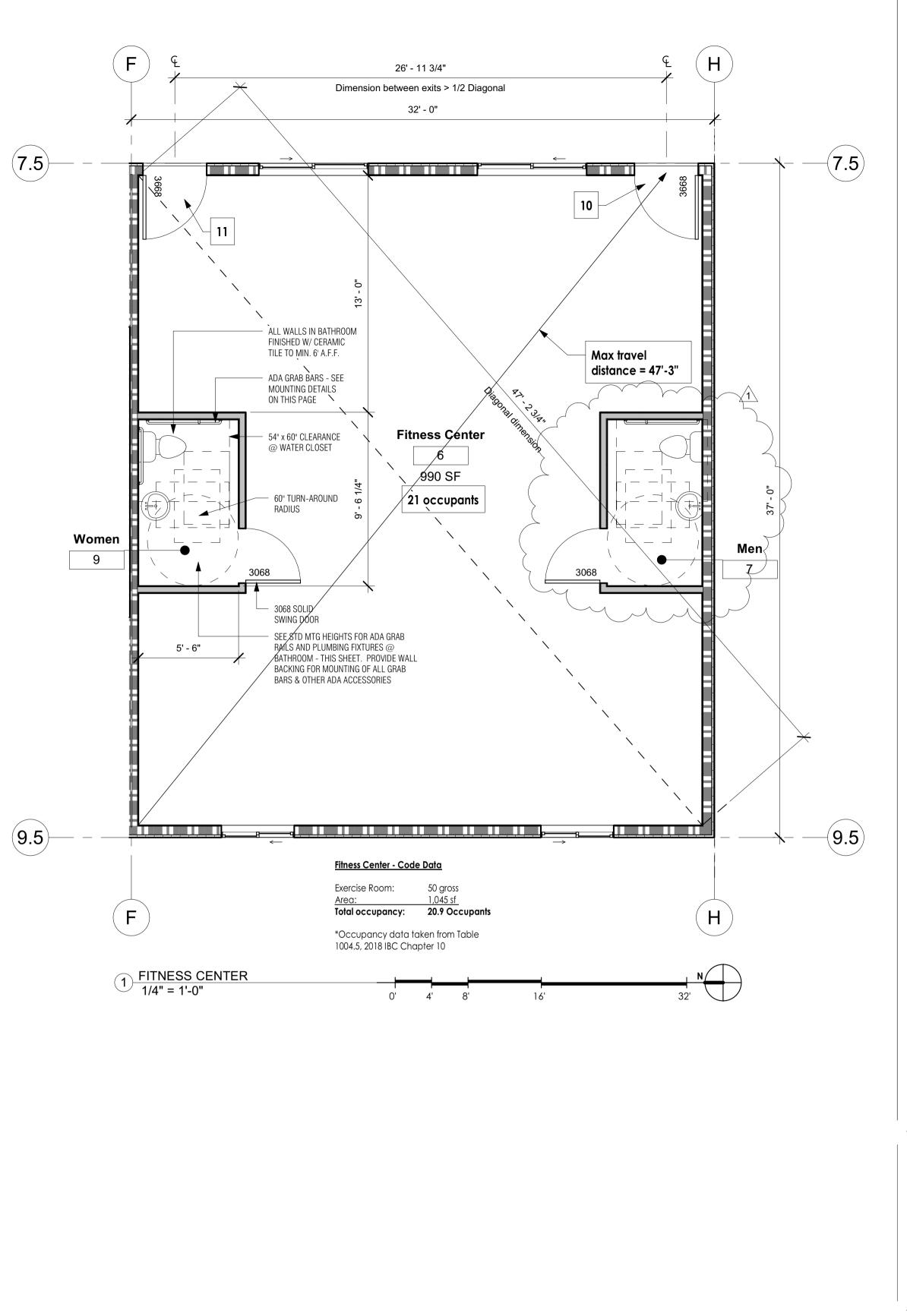
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LEASING OFFICE - PLANS & ELEVATIONS

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A140

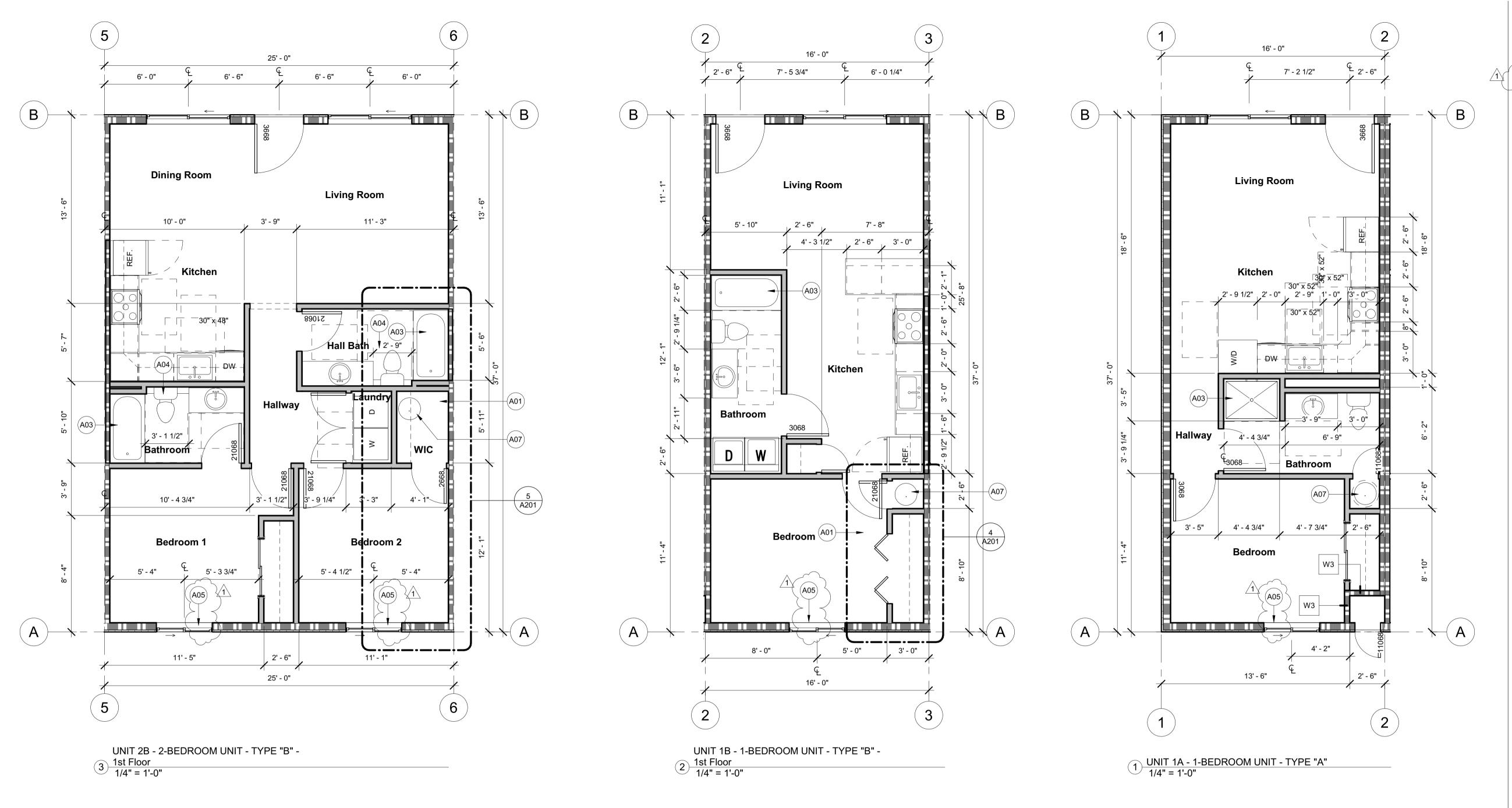
05/26/20 Date: 2008149-LPRN Plan City of Phoenix 6

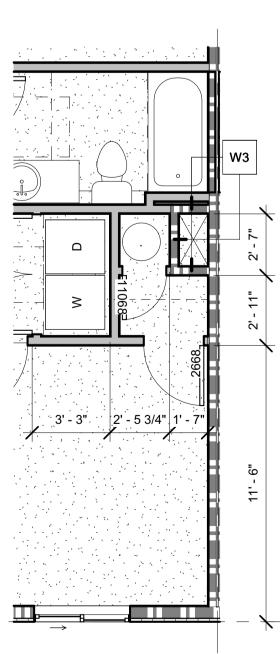


Description No. Date CITY REDLINES 04/08/2020 1 OWNE R TPSA LLC PROPERT Y ILLINI HOUSE 23 E Illini St. Phoenix, AZ 85040 **RSArchitecture** PROJECT CONSULTING 6324 E SANDRA TERRACE SCOTTSDALE, AZ 85254 602-620-0046 - rodneysh@gmail.com EXP: 03-31-2020 STERED ARCH Project number Project Number 33331 04-08-2020 Date RODNEY R. SHERRARD Drawn by Author 11 Signed 04-08-2020 Checked by Checker Scale (A) As indicated A150 FITNESS CENTER FLOOR PLAN

5

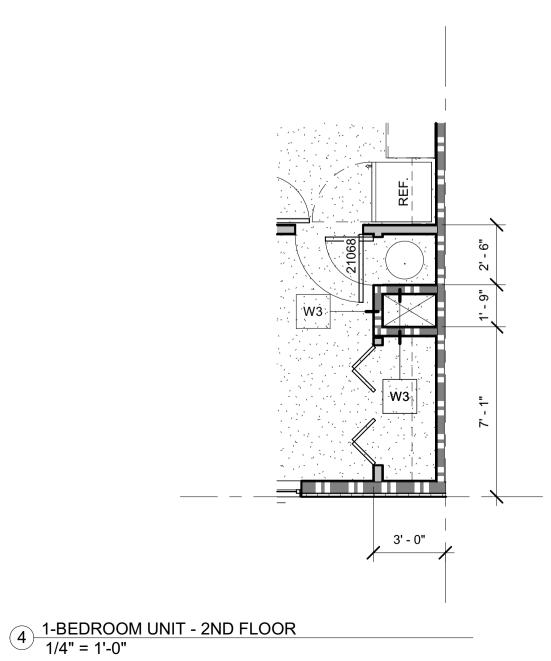
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## Floor Plan Keynotes

- A01 SEE 2ND FLOOR PARTIAL PLAN (SHEET A201) FOR MECH. SHAFT LOCATION. A03 SHOWER AREA WALLS SHALL BE FINISHED W/ A NONABSORBENT SURVACE TO A MINIMUM HEIGHT OF 6' ABOVE THE FLOOR
- AQ4 NERIFY THAT MIN. 2'-6" CLEARANCE AT ALL WATER CLOSETS
- 4 A05 EMERGENCY ESCAPE WINDOW @ EACH SLEEPING ROOM IN EVERY UNIT. SEE ELEVATIONS FOR MORE INFO. VERIFY ALL WINDOWS @ SLEEPING ROOMS REQ'D FOR EGRESS TO BE LESS THAN 44" ABOVE FINISHED FLOOR.
- A06 MEW ELECTRICAL PANEL & METERS SEE ELECTRICAL DWGS FOR MORE INFO.
- A07 NEW WATER HEATER SEE PLUMBING PLAN FOR MORE INFO.
- A08 NEW WOOD POST SEE STRUCTURAL PLANS FOR MORE INFO. WRAP W/ 5/8" GWB @ INTERIOR OF FITNESS ROOM.
- A09 1 HR RATED DEMISING WALL SEE DETAIL 2/A501 FOR W1 WALL SECTION, AND SHEET AR1 FOR MORE INFO.

## <u>Unit Plans</u>

OWNER

PROPERTY

- 1 Bedroom, Type 'A' See 1/A201 1 Bedroom, Type 'B' See 2/A201 2 Bedroom, Type 'B' See 3/A201 Unit 1A Unit 1B Unit 2B
- Plan nix Phoe of

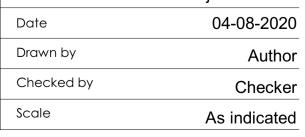
City

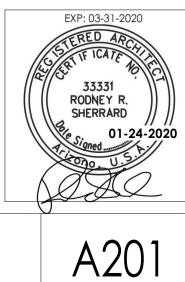
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Phoenix, AZ 85040

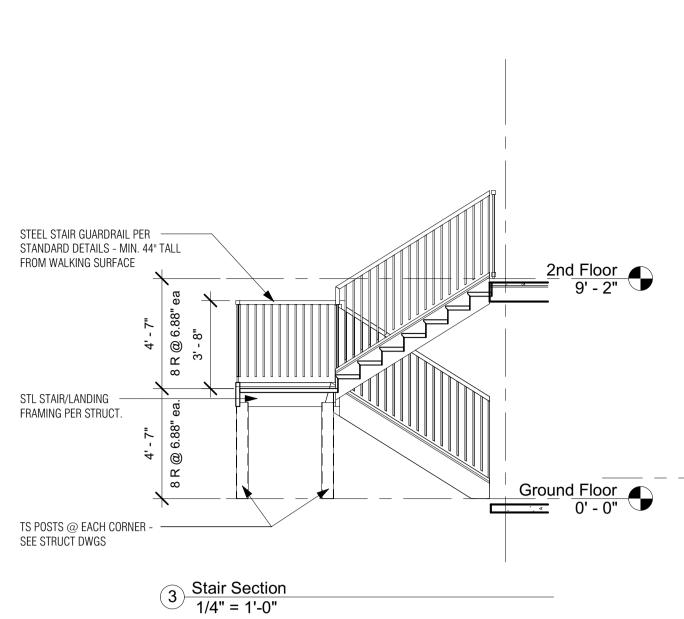




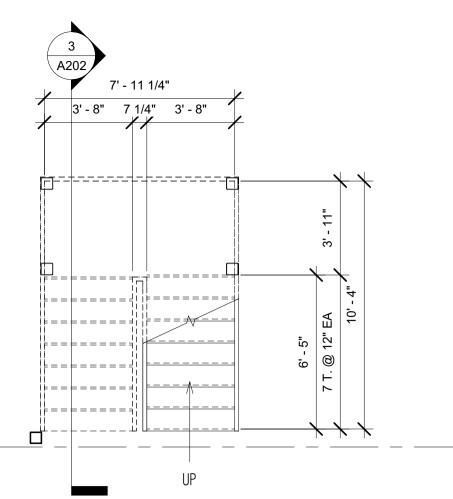


UNIT PLANS - 1 & 2 BEDROOMS

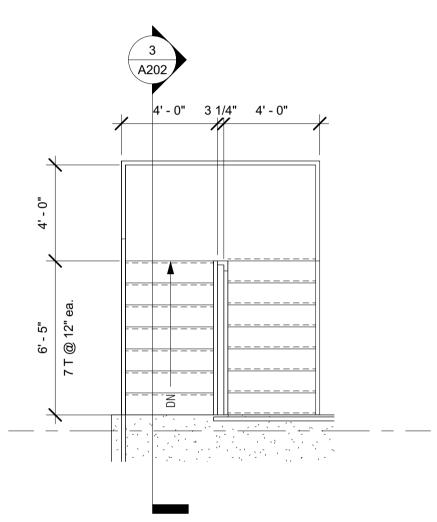
05/26/20 Date: 2008149-LPRN Plan City of Phoenix 6



City of Phoenix Plan #: 2008149-LPRN Date: 05/26/20

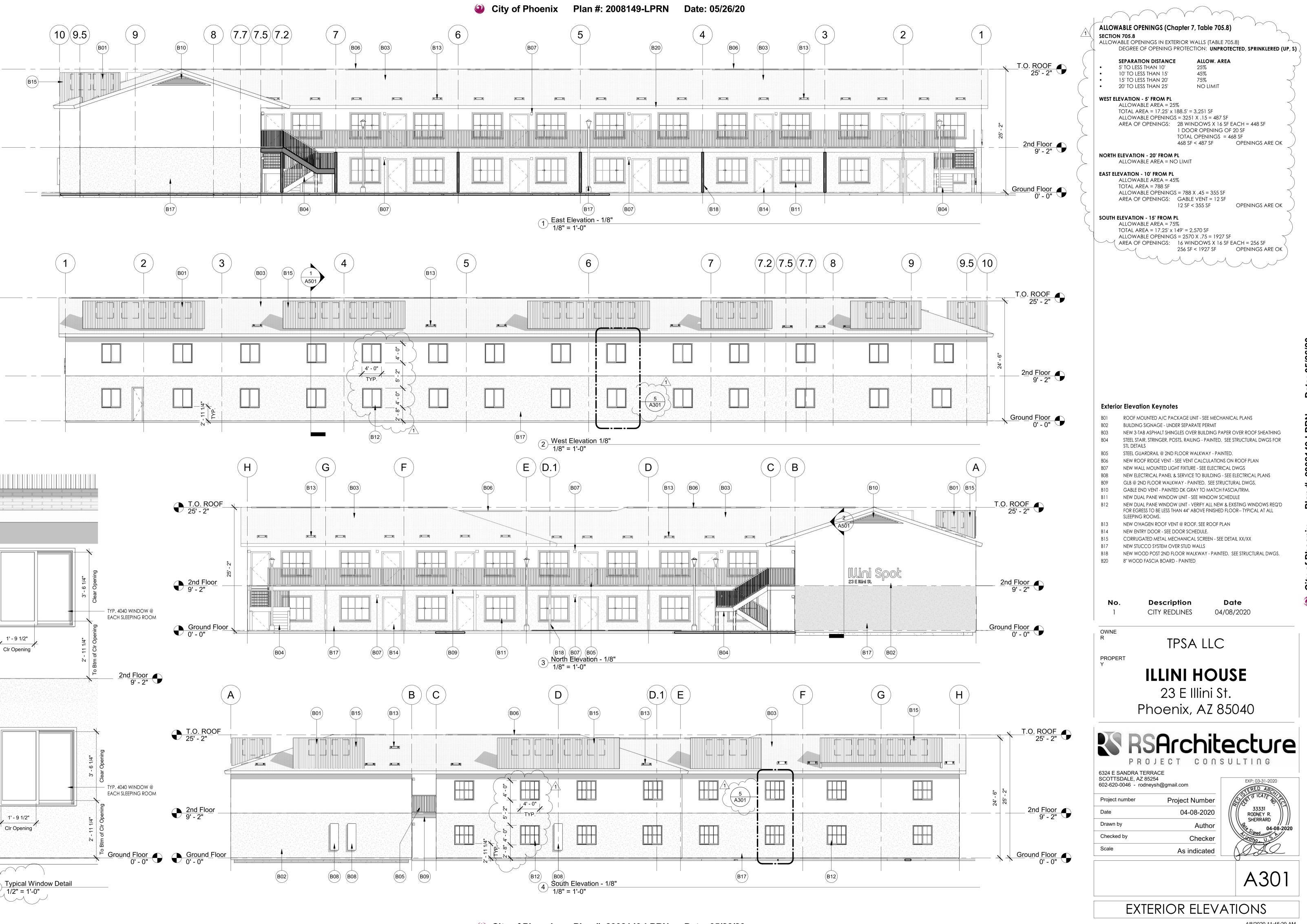


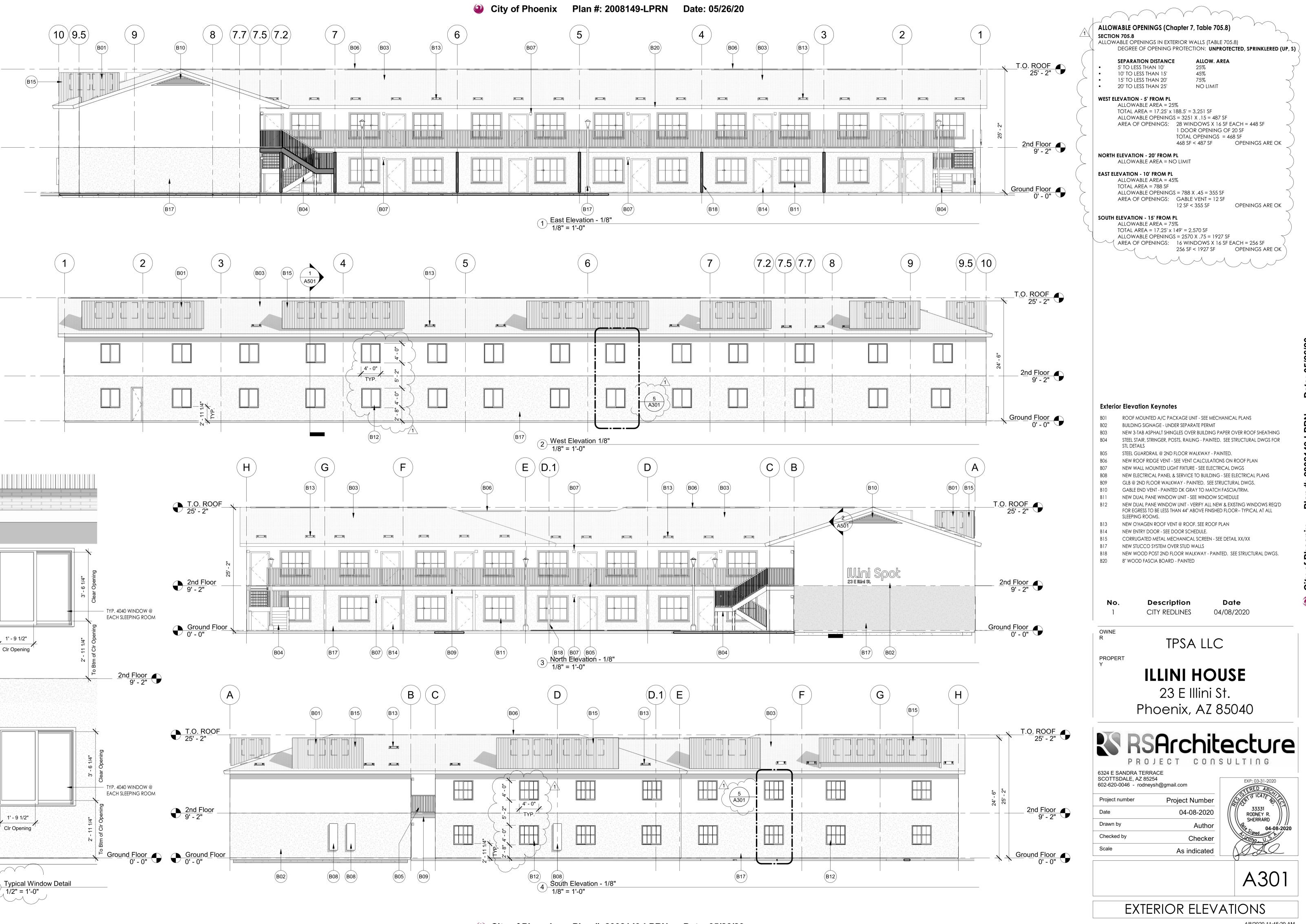
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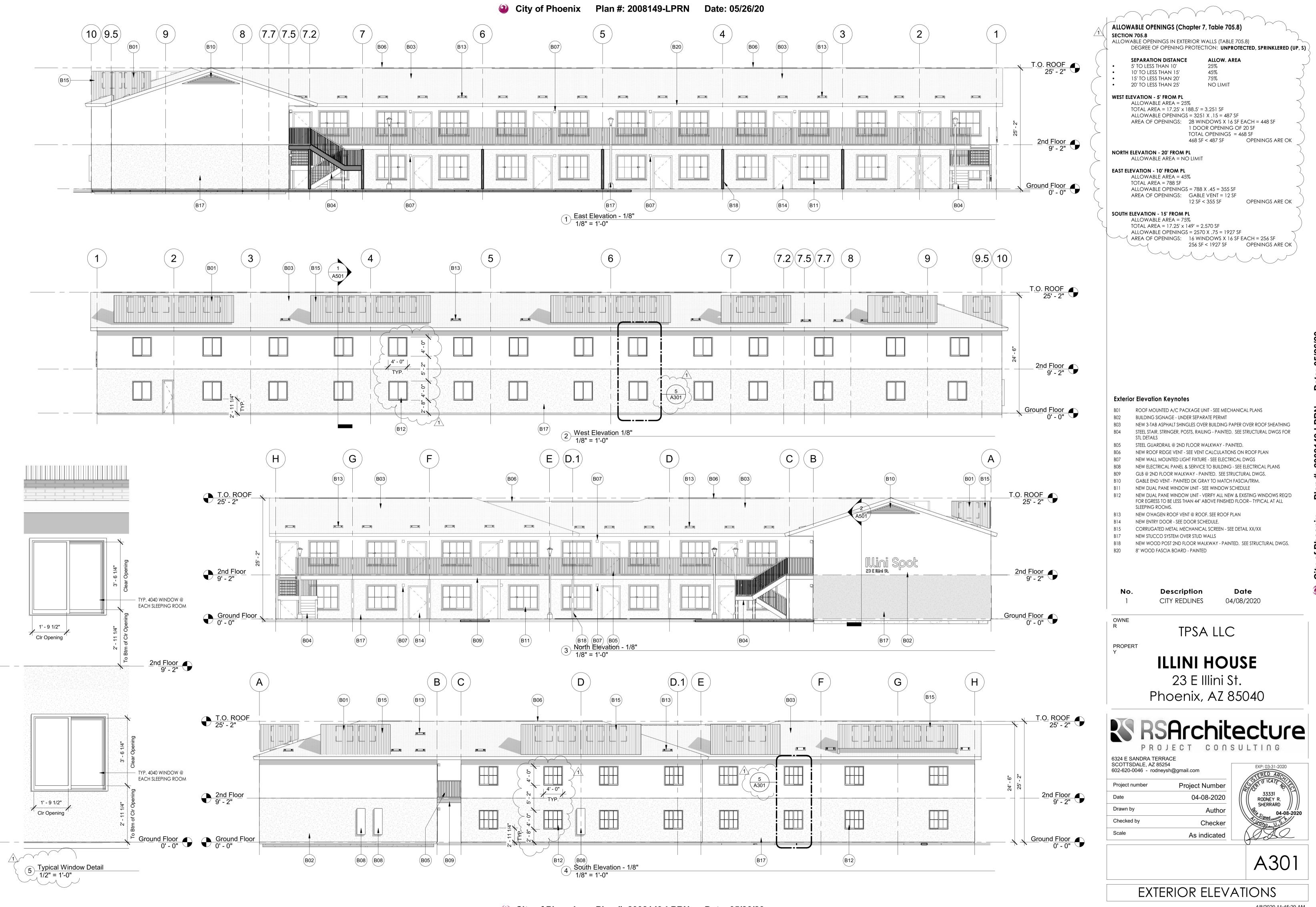


2 2nd Floor Stair Plan 1/4" = 1'-0"





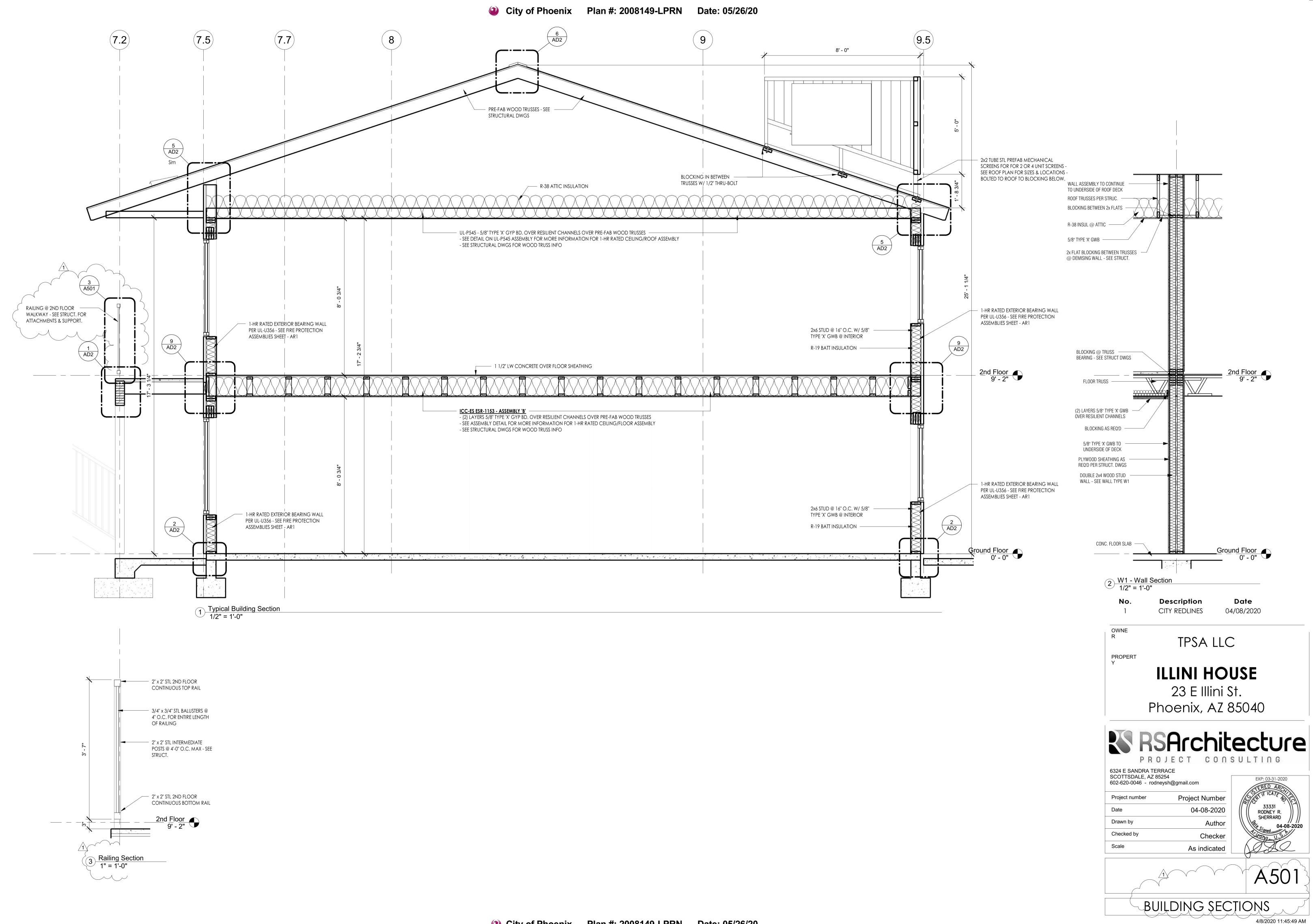


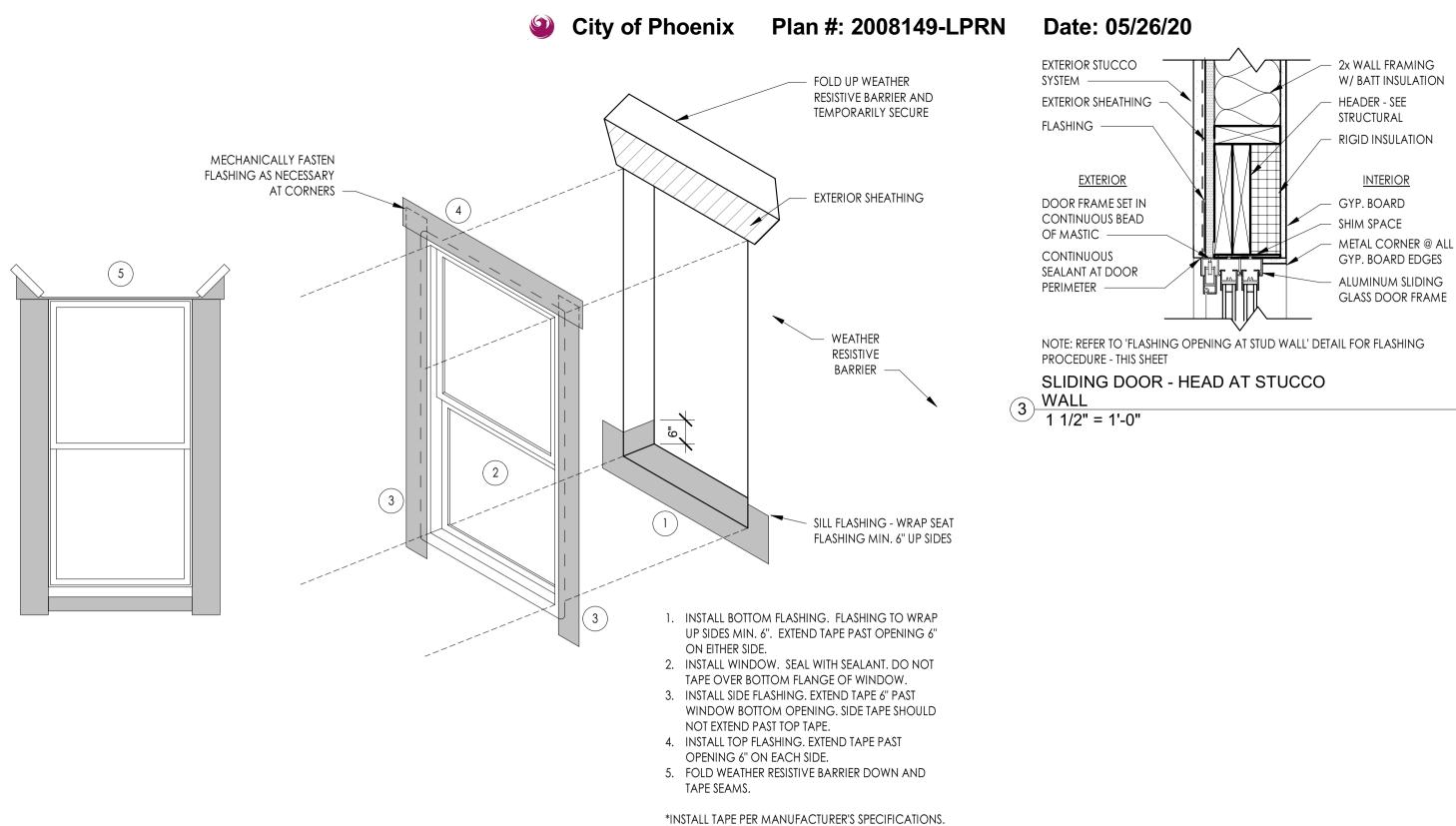


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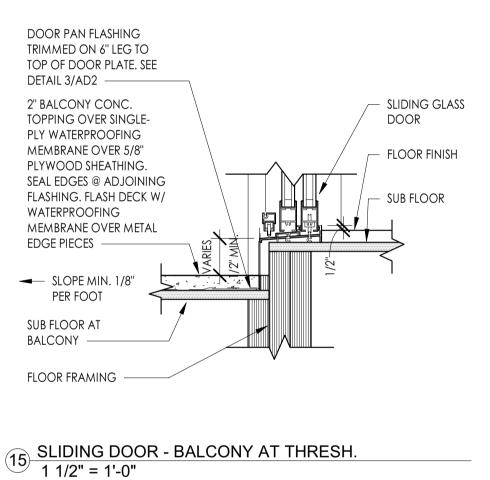
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(10) FLASHING - OPENING AT STUD WALLS 1/2" = 1'-0"

05/26/20 Date: 2008149-LPRN Plan City of Phoenix 6

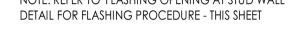


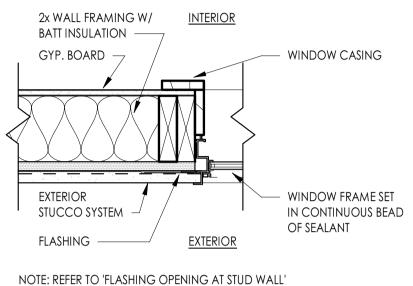


ARCHITECTURAL DETAILS

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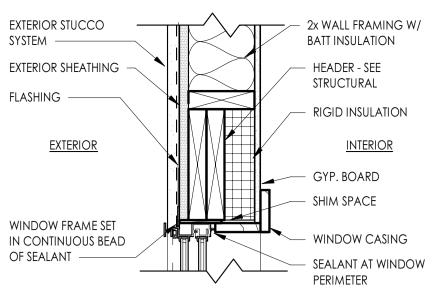
#### (7) WINDOW - JAMB AT STUCCO WALL <sup>1</sup>/<sub>2</sub> 1 1/2" = 1'-0"

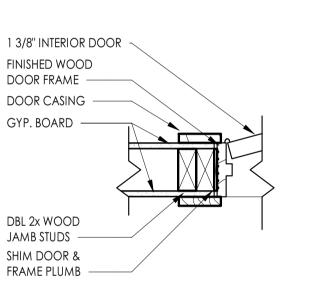




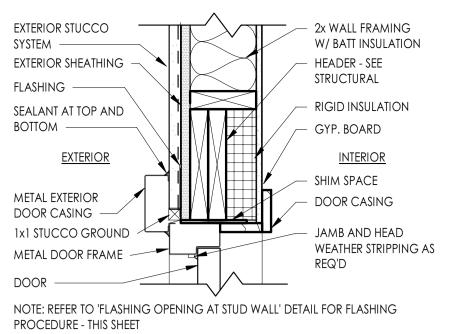


NOTE: REFER TO 'FLASHING OPENING AT STUD WALL' DETAIL FOR FLASHING **PROCEDURE - THIS SHEET** 





14 INTERIOR DOOR - JAMB 1 1/2" = 1'-0"



INTERIOR

EXTERIOR

NOTE: REFER TO 'FLASHING OPENING AT STUD WALL'

DETAIL FOR FLASHING PROCEDURE - THIS SHEET

**EXTERIOR DOOR - JAMB AT STUCCO** 

DOOR CASING

DOOR FRAME SET IN

CONTINUOUS BEAD

**OF SEALANT** 

2x WALL FRAMING W/

BATT INSULATION — GYP. BOARD —

EXTERIOR

FLASHING

8 WALL 1 1/2" = 1'-0"

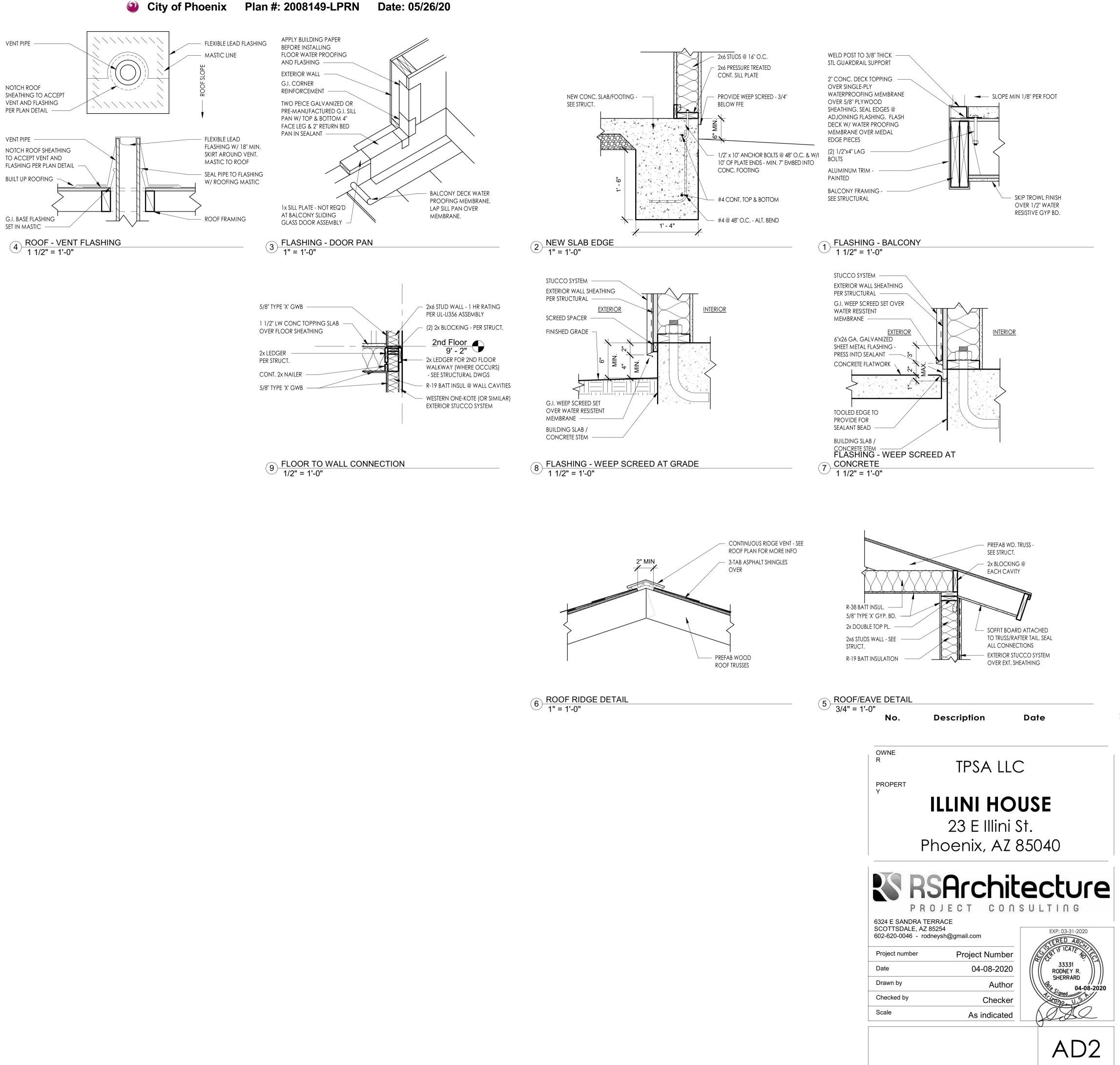
STUCCO SYSTEM

VENT PIPE

NOTCH ROOF SHEATHING TO ACCEPT VENT AND FLASHING PER PLAN DETAIL

VENT PIPE -----TO ACCEPT VENT AND BUILT UP ROOFING

G.I. BASE FLASHING set in mastic



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