

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.

THE APPLICANT IS RESPONSIBLE TO IDENTIFY AND COORDINATE DEFERRED SUBMITTALS.

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 TO FIRE 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.

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 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2017 NATIONAL ELECTRIC CODE (NEC)
- 2017 ICC/ANSI A117.1

2010 ADA STANDARDS

OCCUPANCY GROUPS:

- R-2 APARTMENT BUILDING
- B 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)

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

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 ABOVE AND 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 903.3.1, EXCEPTION 1

CLASS I STANDPIPES ARE ALLOWED IN BUILDINGS EQUIPPED THROUGHOUT 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	
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

BUILDING HEIGHT AND NUMBER OF STORIES

GROUP	TABLE 504.3 ALLOWABLE BLDG. HEIGHT	TABLE 504.4 ALLOWABLE NO. STORIES	TABLE 506.2 ALLOWABLE AREA FACTOR S.F.
R-2 (V-A, S13R) B (V-B, NS)	60 40	4 2	12,000 9,000

TOTAL ACTUAL BUILDING HEIGHT:

Apartment Building -----
Leasing Office -----

TOTAL ACTUAL NUMBER OF STORIES:

Apartment Building 2
Leasing Office 1

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:

SUM OF RATIOS OF ACTUAL AREA OF EACH STORY/ALLOWABLE AREA OF EACH STORY, DETERMINED IN ACCORDANCE WITH EQUATION 5-3 AND SECTION 508.3, SHALL NOT EXCEED 3.

EQUATION 5-2 IS APPLIED:

A_a=[A_i + (N_i x I_i)] x S_a

WHERE:

A_a = ALLOWABLE AREA (S.F.) DEFINED BY SEC. 508.3.2

A_i = TABULAR ALLOWABLE AREA FACTOR FROM TABLE 506.2

N_i = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE W/ TBLE 506.2 FOR A NON-SPRINKLERED BUILDING

I_i = AREA FACTOR NOT USED AS NOT NEEDED

S_a = ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED 3

A_i = 12,000

N_i = 12,000

S_a = 2

I_i = n/a

A_a = 12,000 x 2 = 24,000sf

STORY	ACTUAL AREA	ALLOWABLE AREA	(OCCUPANCY)	ACTUAL/ ALLOWABLE
1	11,816 SF	12,000 SF	(R-2)	0.98
2	11,274 SF	12,000 SF	(R-2)	0.94

Section 420 - Groups

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, 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

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

PROJECT CLIMATE ZONE: ARIZONA, MARICOPA COUNTY, 2B

TABLE C402.2. OPAQUE THERMAL ENVELOPE REQUIREMENTS:

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

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

1. I.E.F.S. EXTERIOR INSULATION SYSTEM, EXPANDED POLYSTYRENE INSULATION BOARD, 1 1/2" MIN. @ 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 ATTENUATION BATT INSULATION:
 - AT LOCATIONS IDENTIFIED BY WALL TYPE.

4. SOUND ATTENUATION BATT INSULATION THICKNESSES AS NOTED IN WALL TYPES, TYPICALLY:
 - 2-1/2" 2-1/2" STUD PARTITIONS
 - 3-1/2" 3-5/8" TO 4" STUD PARTITIONS
 - 5-1/2" 6" TO 8" STUD PARTITIONS
 - USE MINERAL WOOL BATT INSULATION AS REQUIRED BY FIRE RESISTIVE WALL DESIGN.

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

No.	Description	Date
1	CITY REDLINES	04/08/2020

OWNE
R

TPSA LLC

PROPERTY

ILLINI HOUSE

23 E Illini St.

Phoenix, AZ 85040

RSArchitecture

PROJECT CONSULTING

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

Project number

Project Number

Date

04-08-2020

Drawn by

Author

Checked by

Checker

Scale

As indicated

EXP: 03-31-2020

REGISTERED ARCHITECT

33331

RODNEY R. SHERRARD

04-08-2020

Arizona, U.S.

A001

Code Narrative

City of Phoenix

Plan #: 2008149-LPRN

Date: 05/26/20

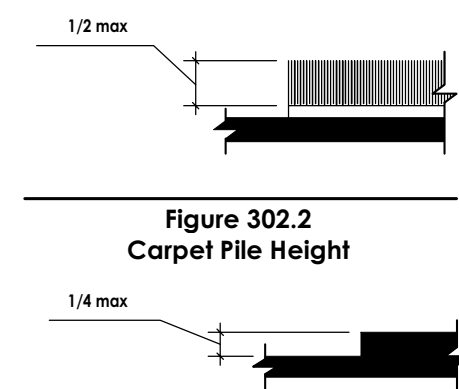


Figure 302.2
Carpet Pile Height

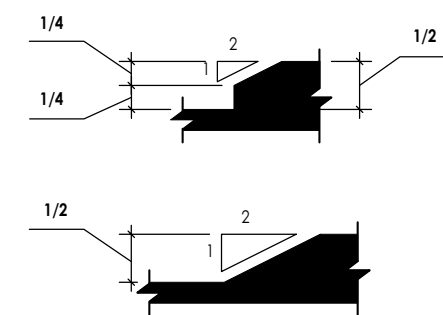


Figure 303.3
Beveled Change in Level

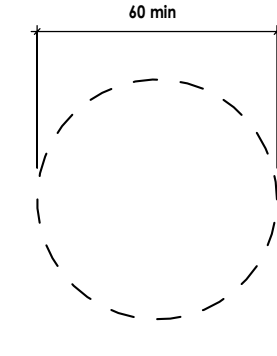


Figure 304.3.1
Circular Turning Space

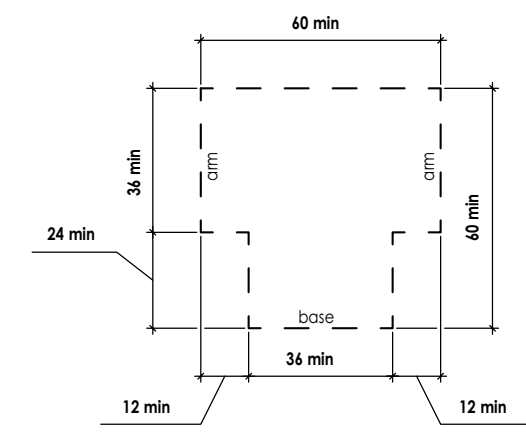


Figure 304.3.2
T-Shaped Turning Space

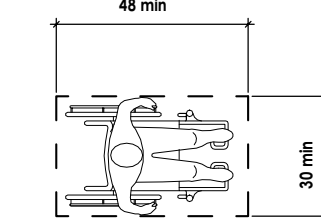


Figure 305.3
Clear Floor or Ground Space

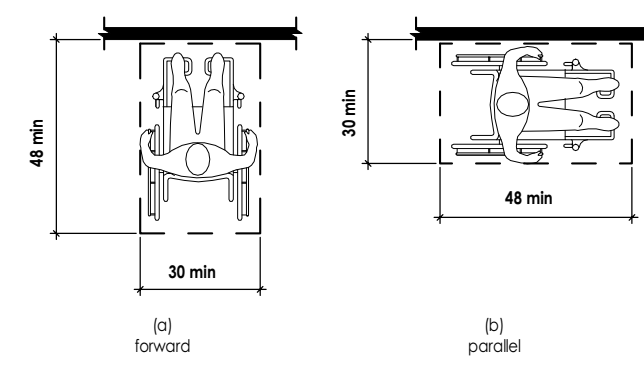


Figure 305.5
Position of Clear Floor or Ground Space

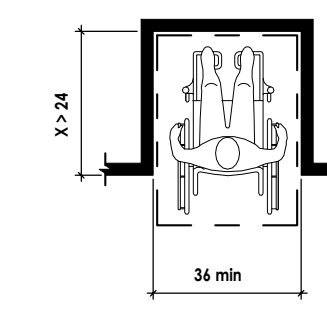


Figure 305.7.1
Maneuvering Clearance in an Alcove, Forward Approach

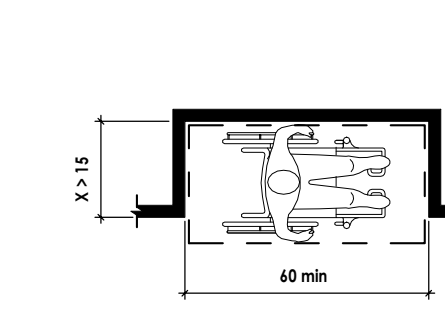


Figure 305.7.2
Maneuvering Clearance in an Alcove, Parallel Approach

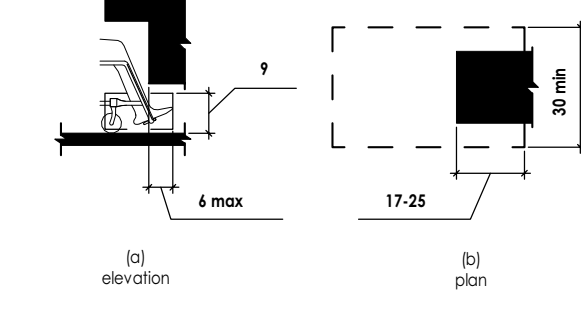


Figure 306.2
Toe Clearance

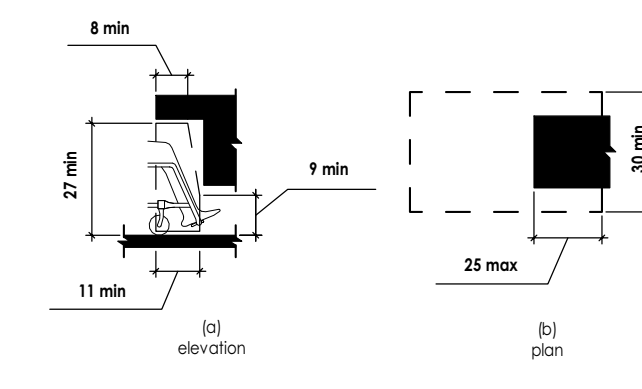


Figure 306.3
Knee Clearance

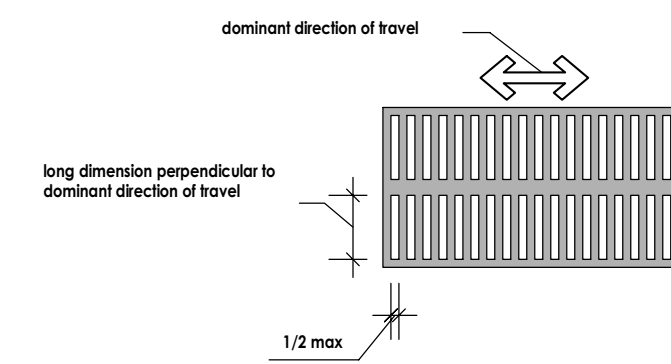


Figure 302.3
Elongated Openings in Floor or Ground Surfaces

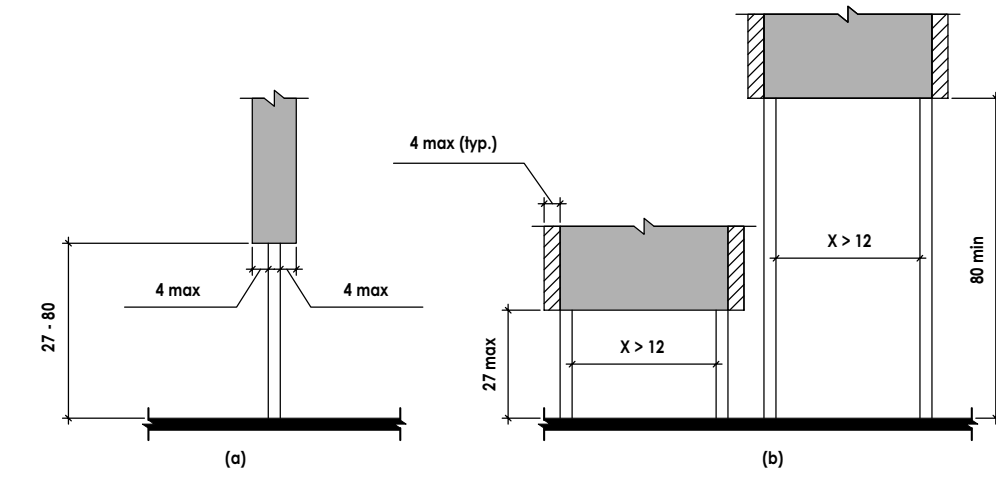


Figure 307.3
Post-Mounted Protruding Objects

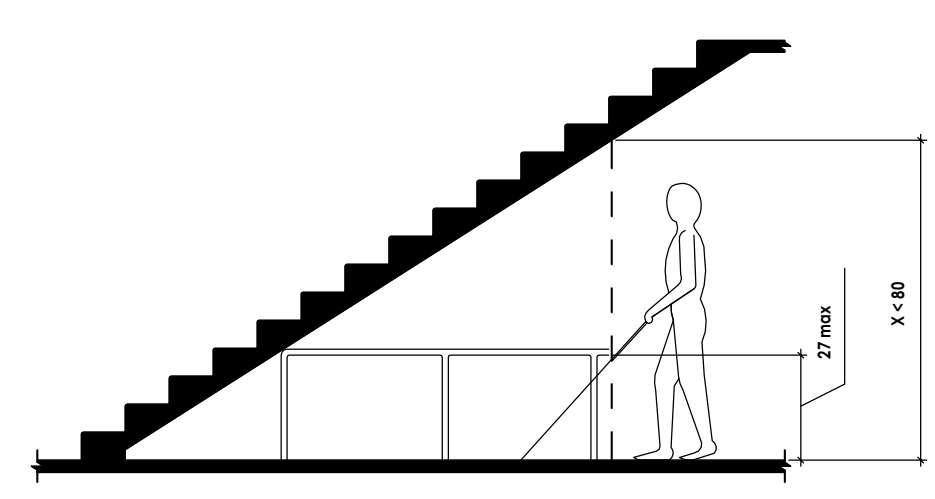


Figure 307.4
Vertical Clearance

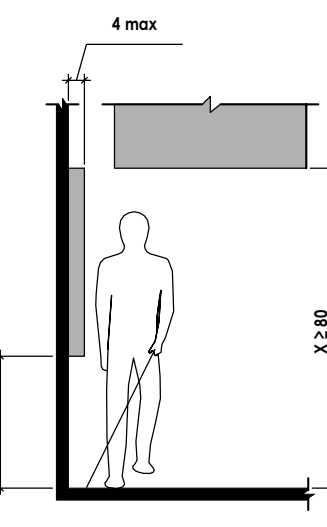


Figure 307.2
Limits of Protruding Objects

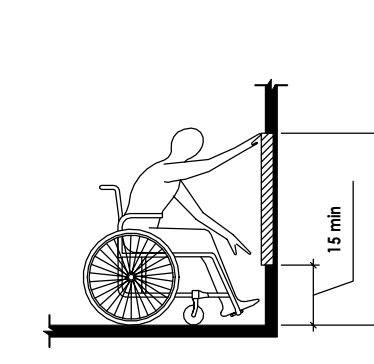


Figure 308.2.1
Unobstructed Forward Reach

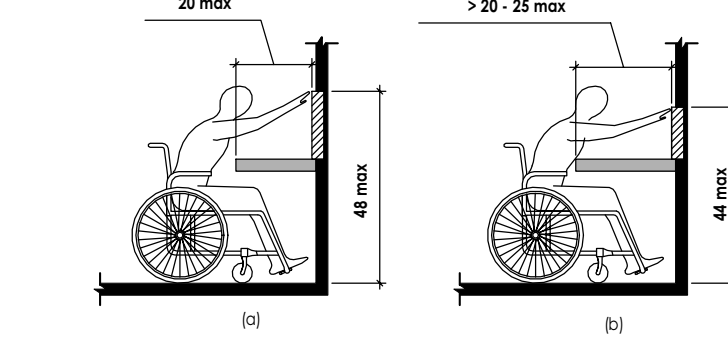


Figure 308.2.2
Obstructed High Forward Reach

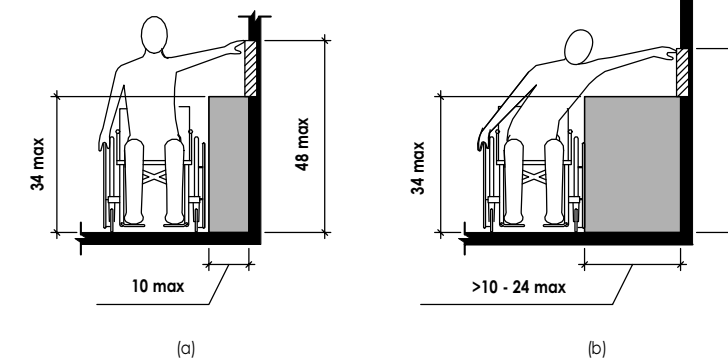


Figure 308.3.2
Unobstructed High Side Reach

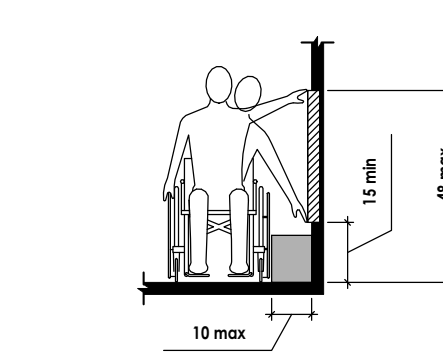


Figure 308.3.1
Unobstructed Side Reach

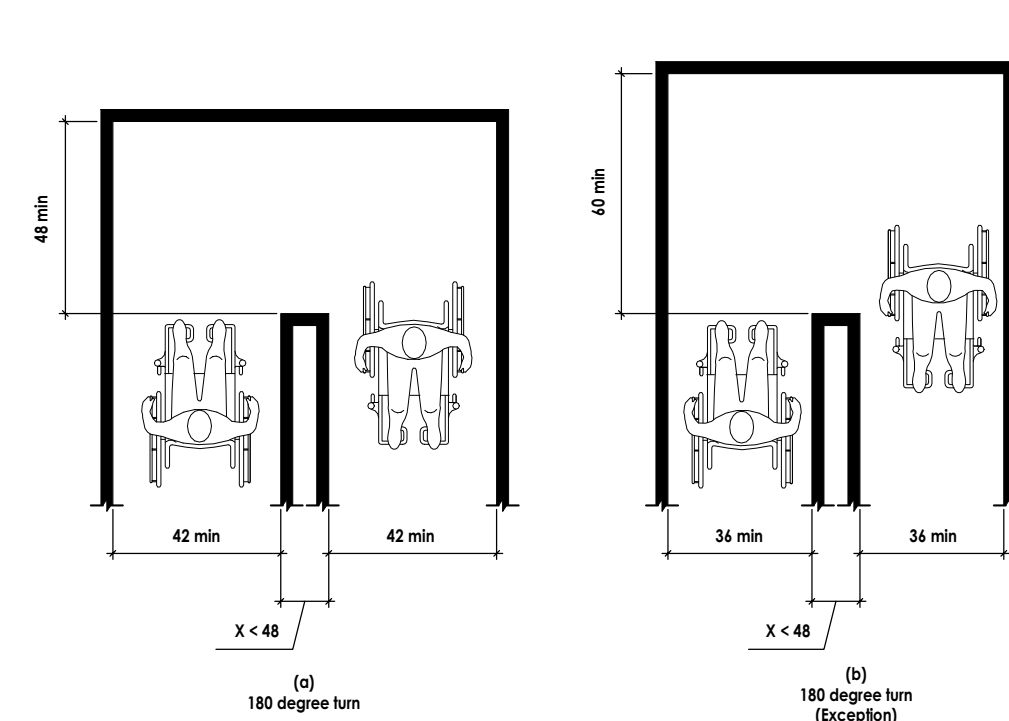


Figure 403.5.2
Clear Width at Turn

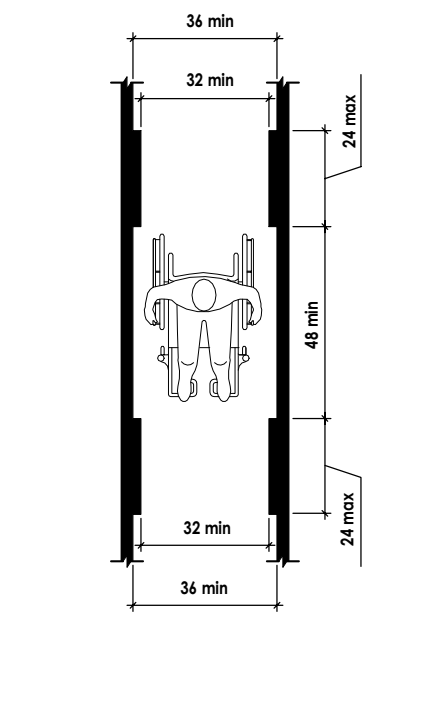


Figure 403.5.1
Clear Width of an Accessible Route

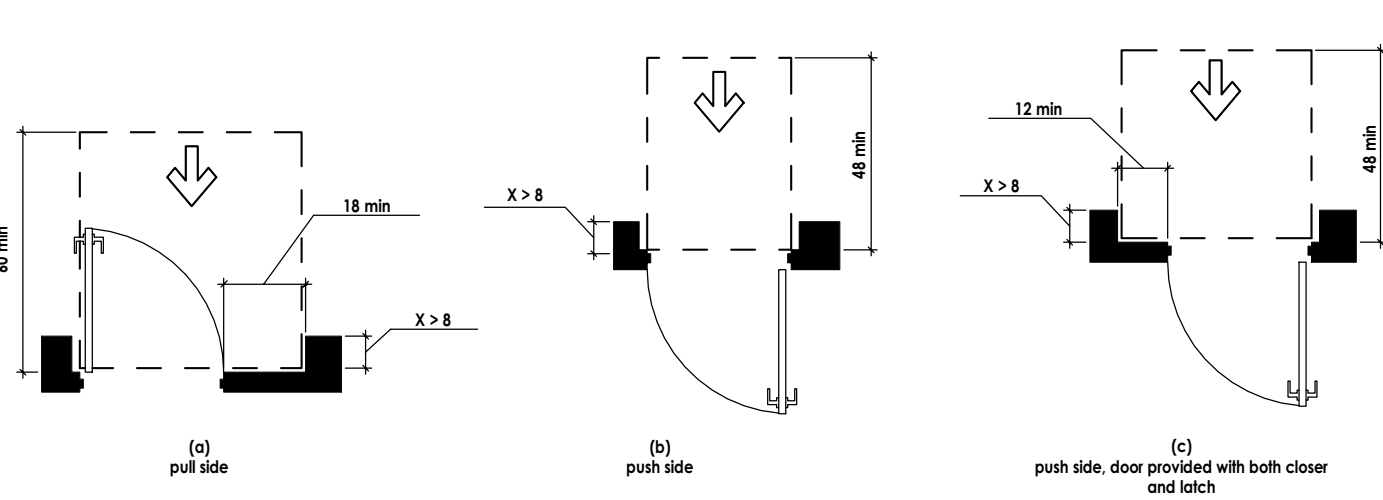


Figure 404.2.4.3
Maneuvering Clearance at Recessed Doors and Gates

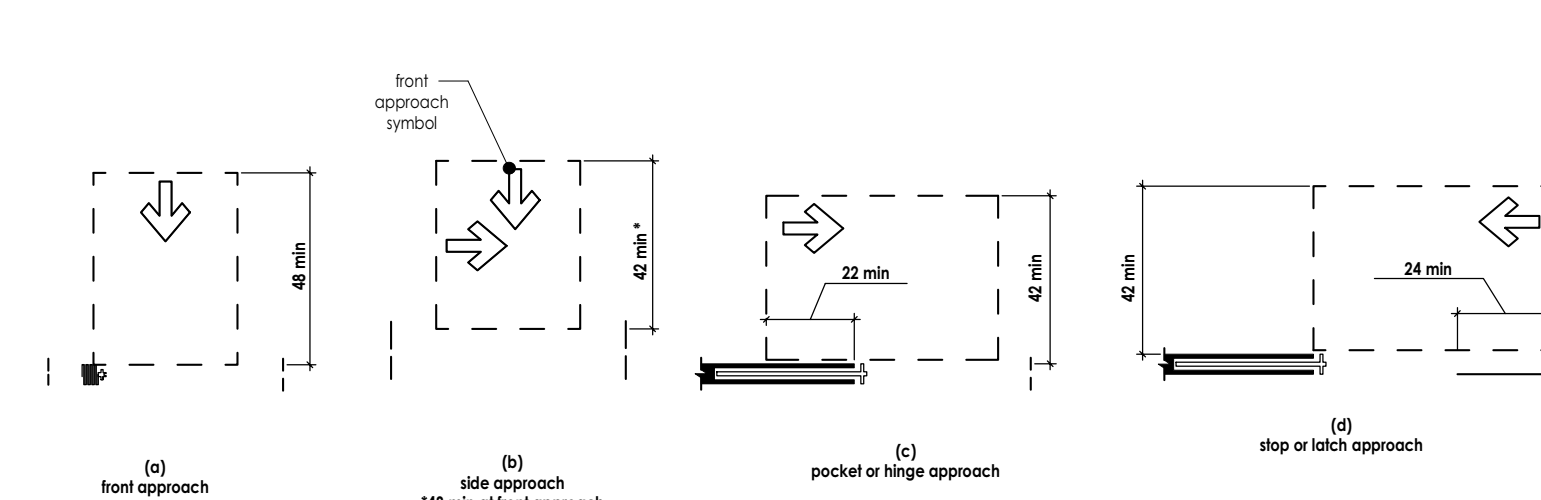


Figure 404.2.4.2
Maneuvering Clearance at Sliding and Folding Doors

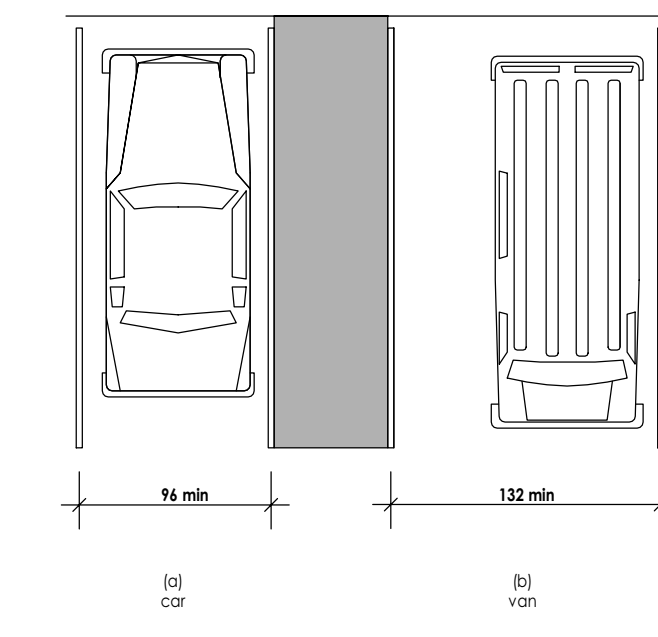


Figure 502.2
Vehicle Parking Spaces

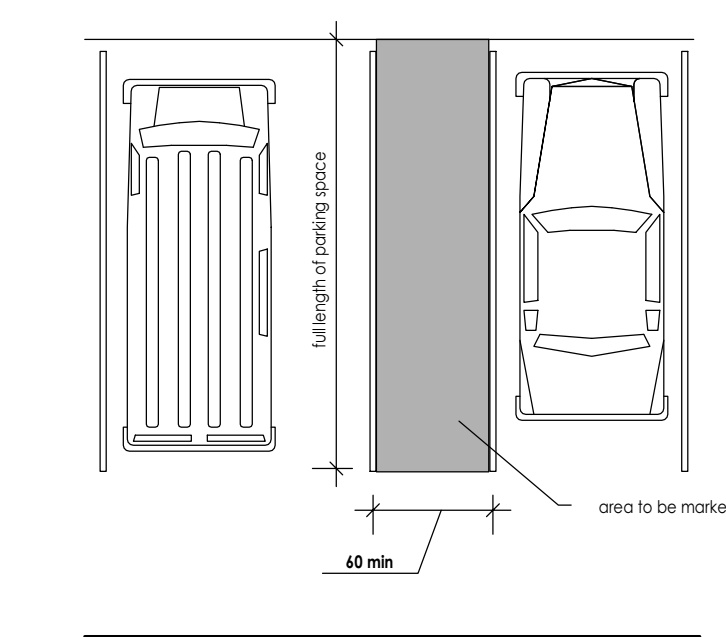


Figure 502.3
Parking Space Access Aisle

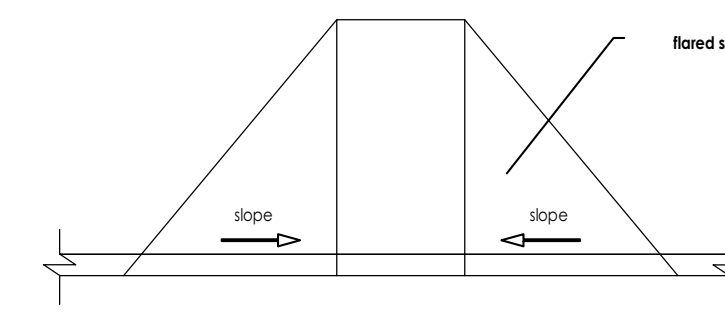


Figure 406.3
Sides of Curb Ramps

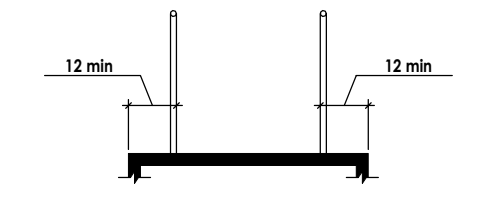


Figure 405.9.1
Extended Floor or Ground Surface Edge Protection

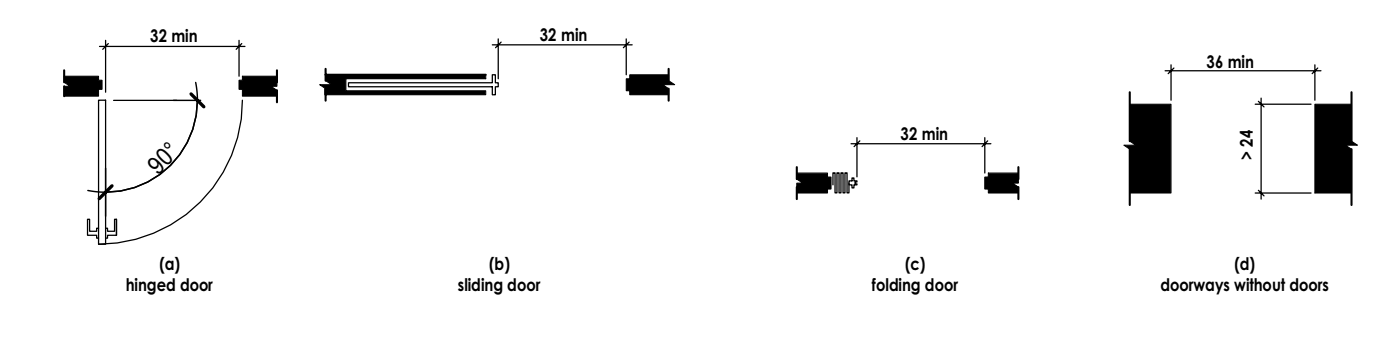


Figure 404.2.3
Clear Width of Doorways

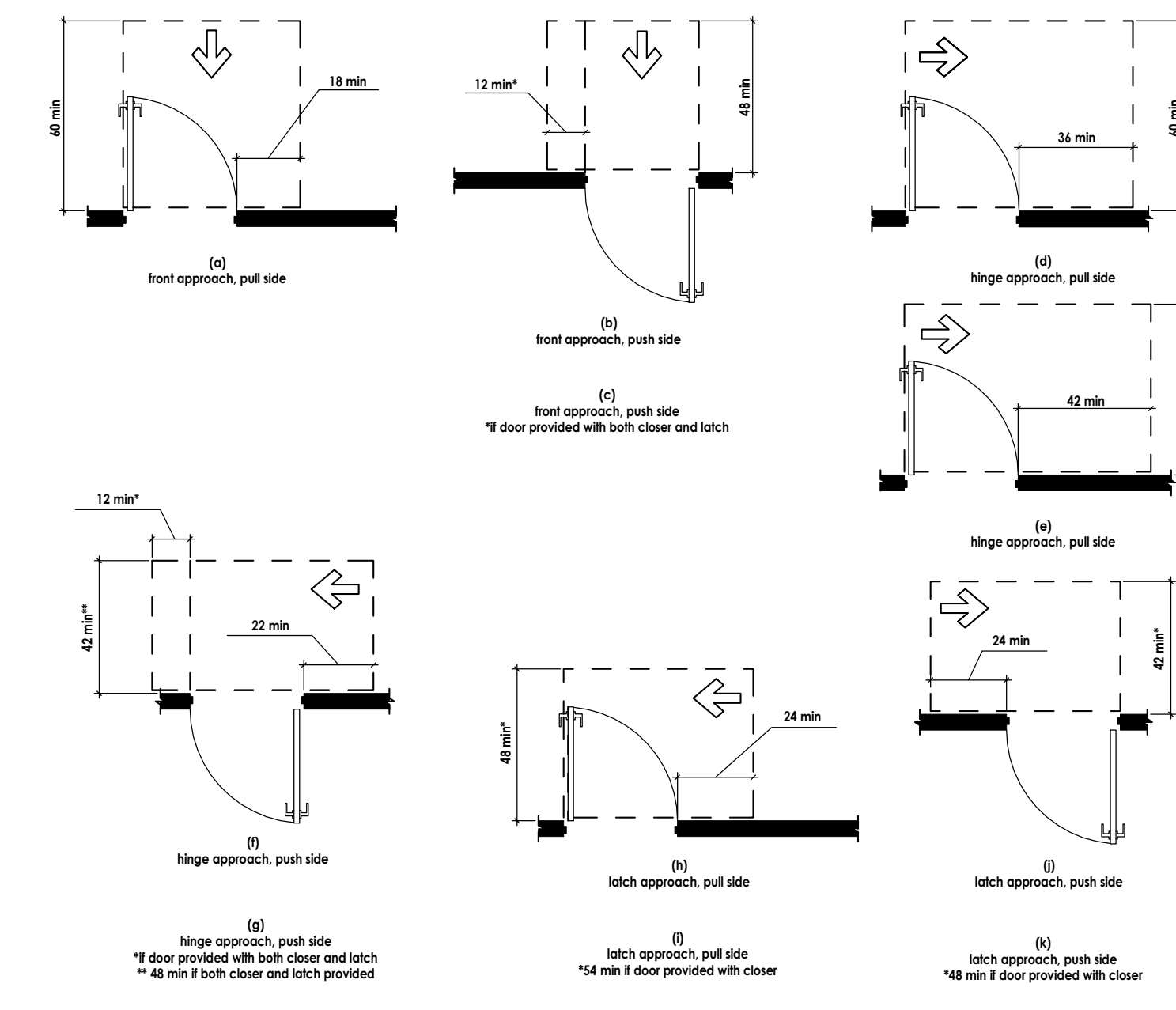


Figure 404.2.4.1
Maneuvering Clearance at Manual Swinging Doors and Gates

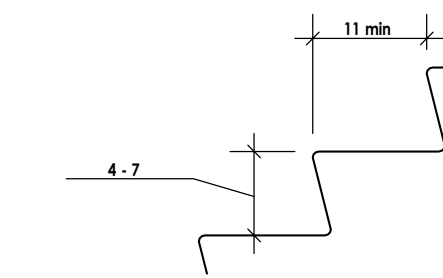


Figure 504.2
Treads and Risers

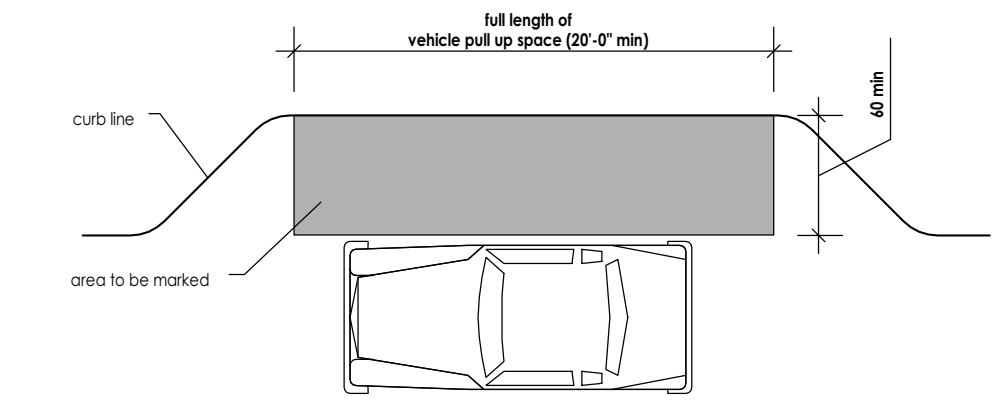


Figure 503.3
Passenger Loading Zone Access Aisle

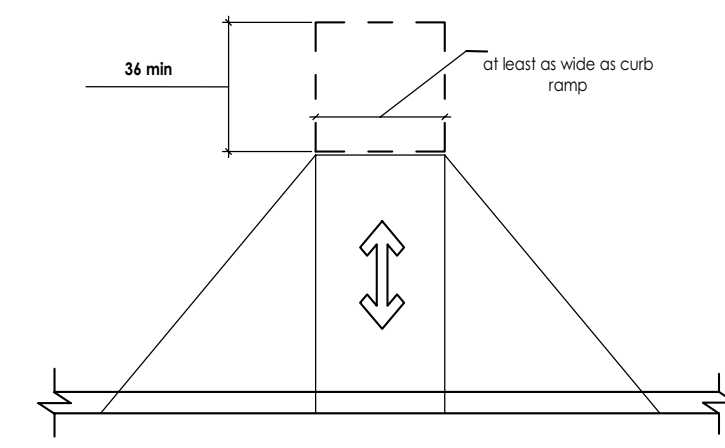


Figure 406.4
Landings at the Top of Curb Ramps

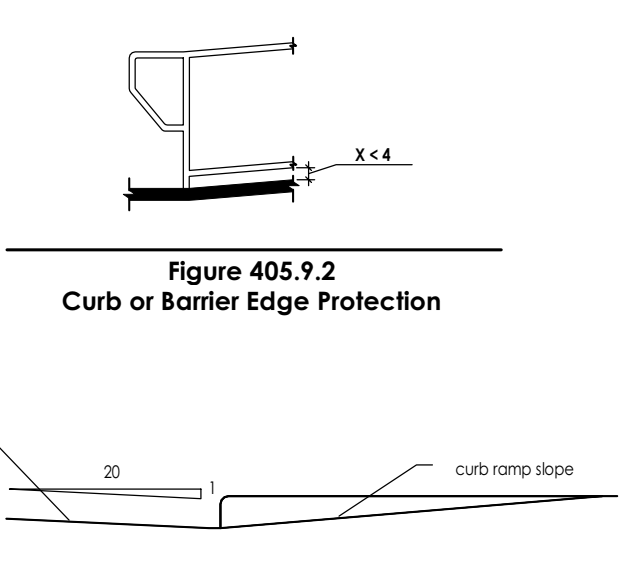


Figure 405.9.2
Curb or Barrier Edge Protection

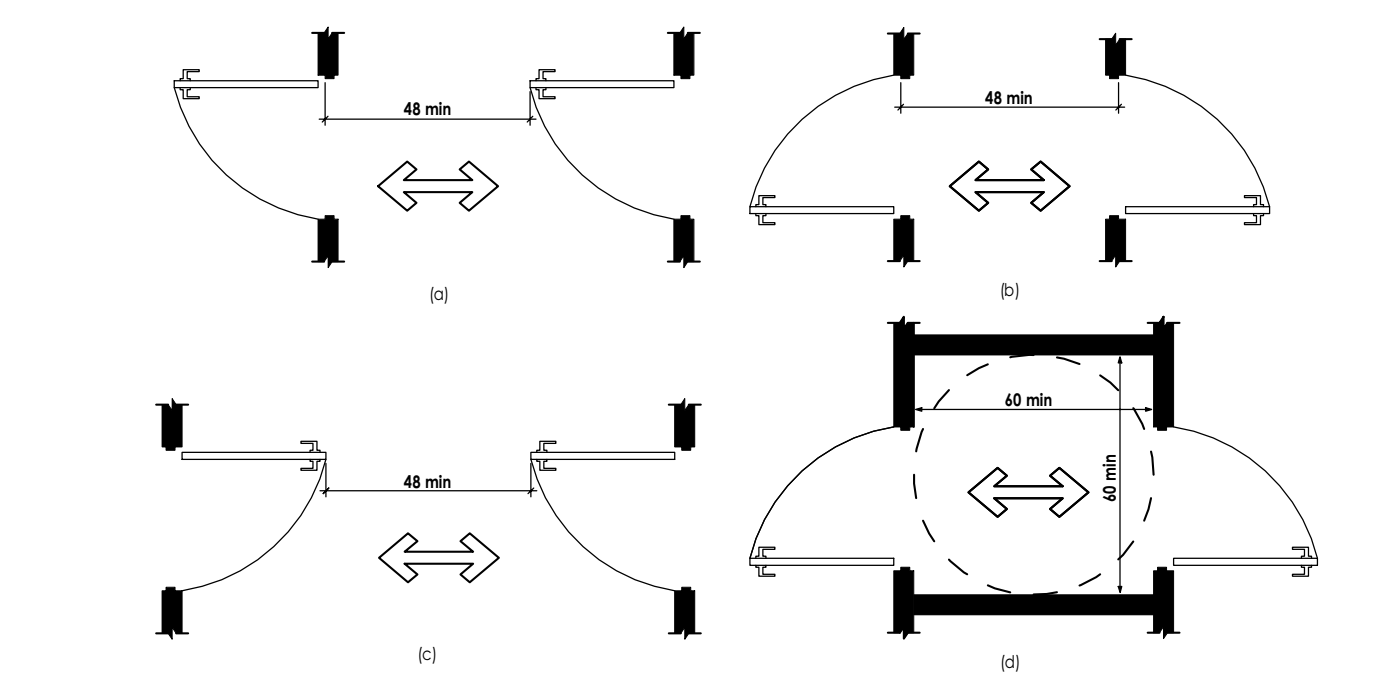


Figure 404.2.6
Doors in Series and Gates in Series

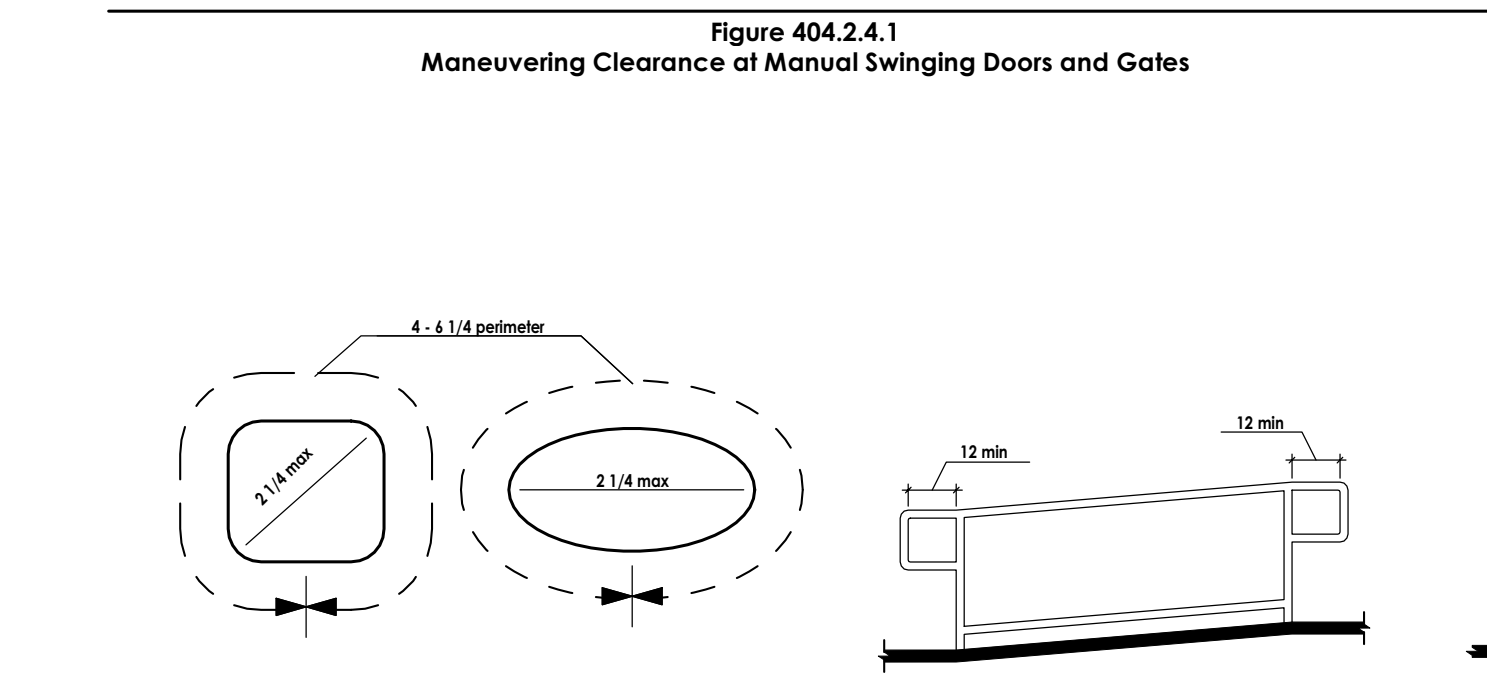


Figure 505.7.2
Handrail Non-Circular Cross Section

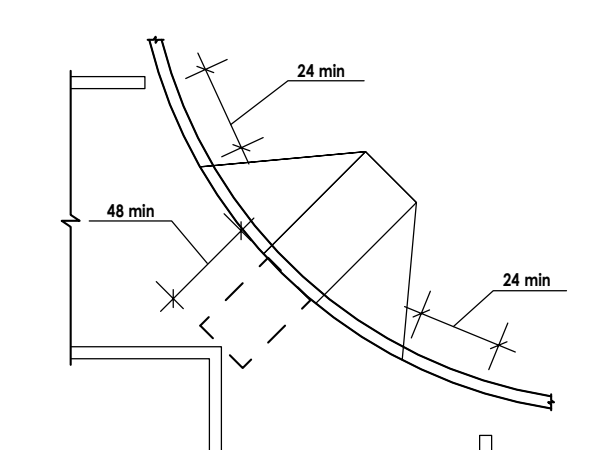


Figure 406.6
Diagonal or Corner Type Curb Ramps

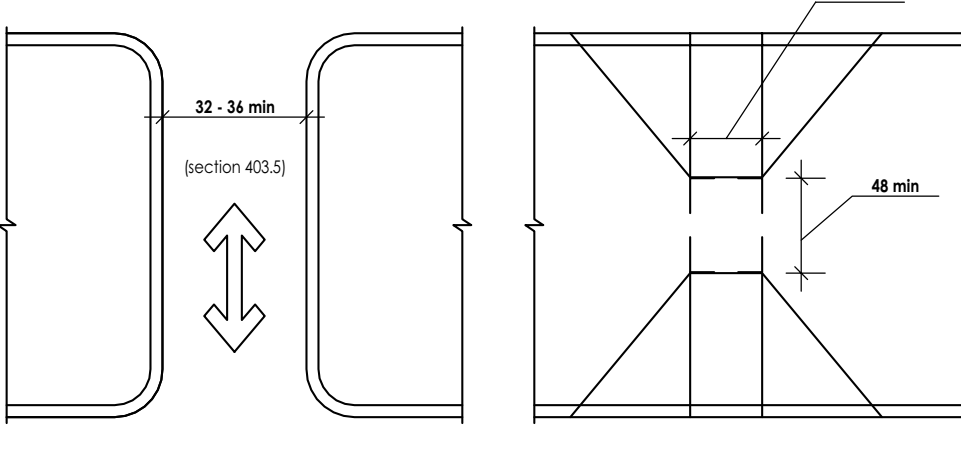


Figure 406.7
Islands in Crossings

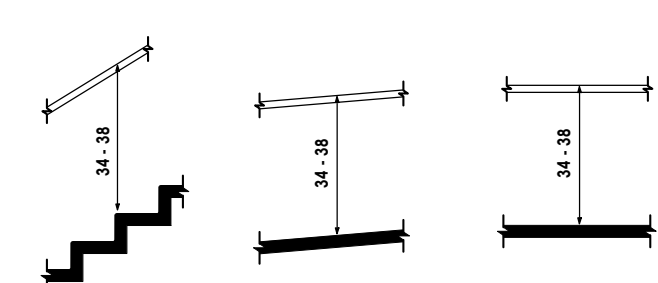


Figure 505.4
Handrail Height

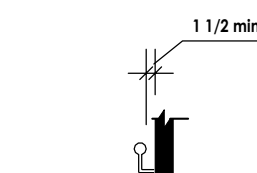


Figure 505.5
Handrail Clearance

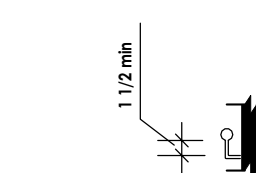


Figure 505.6
Horizontal Projections Below Gripping Surface

Figure 505.10.1
Top and Bottom Handrail Extensions at Ramps

Figure 505.10.2
Top Handrail Extension at Stairs

Figure 505.10.3
Bottom Handrail Extension at Stairs

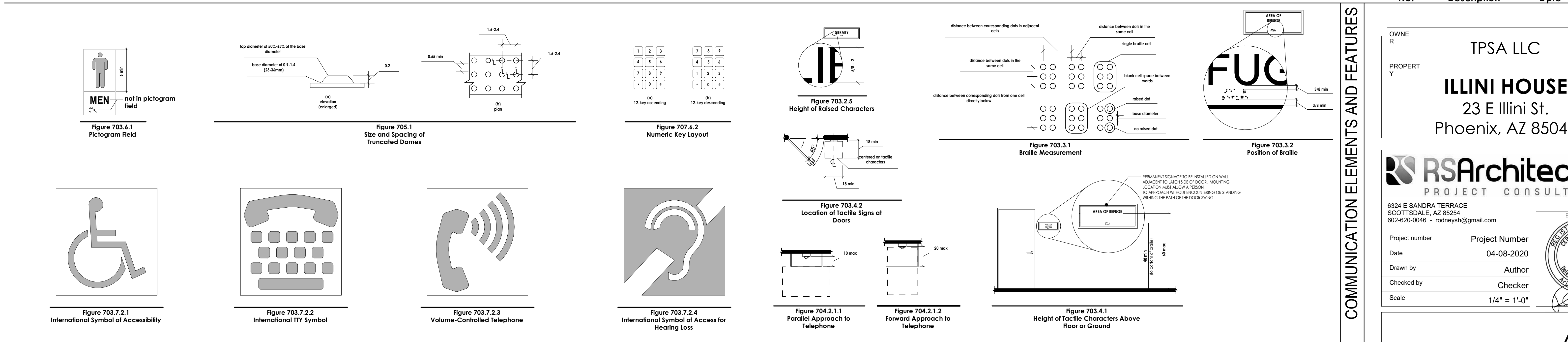
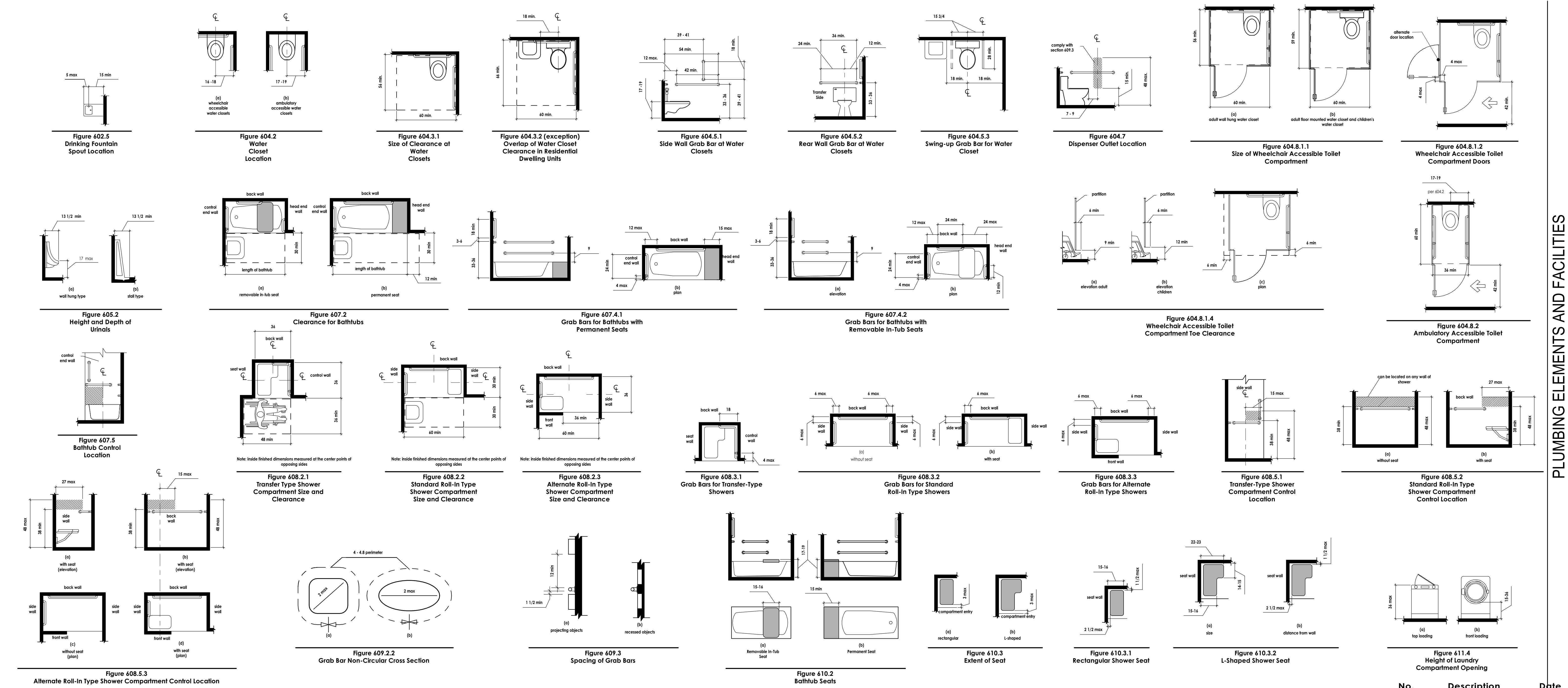
Figure 505.10.1
Top and Bottom Handrail Extensions at Ramps

Figure 505.10.2
Top Handrail Extension at Stairs

Figure 505.10.3
Bottom Handrail Extension at Stairs

No.	Description	Date
OWNE R	TPSA LLC	
PROPERT Y	ILLINI HOUSE 23 E Illini St. Phoenix, AZ 85040	
6324 E SANDRA TERRACE SCOTTSDALE, AZ 85254 602-620-0046 - rodneys@rsarchitect.com		
Project number	Project Number	
Date	04-08-2020	
Drawn by	Author	
Checked by	Checker	
Scale	1/4" = 1'-0"	





No.	Description	Date
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 - rodneys@rsarchitect.com		
Project number	Project Number	
Date	04-08-2020	
Drawn by	Author	
Checked by	Checker	
Scale	1/4" = 1'-0"	
EXP: 03-31-2020 REGISTERED ARCHITECT 33331 RODNEY R. SHERRARD Date Signed: 04-08-2020 Arizona, U.S.		

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 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 WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE 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 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 ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT
- 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
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF _____ AND _____.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
- 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

PROJECT TEAM

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Email: jim@mpe-az.com

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DEVELOPER:

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Project Manager: Art Scott
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Project Engineer: Jim Hart
Phone: 480-292-7310
Email: jim@mpe-az.com

ELECTRICAL ENGINEER:

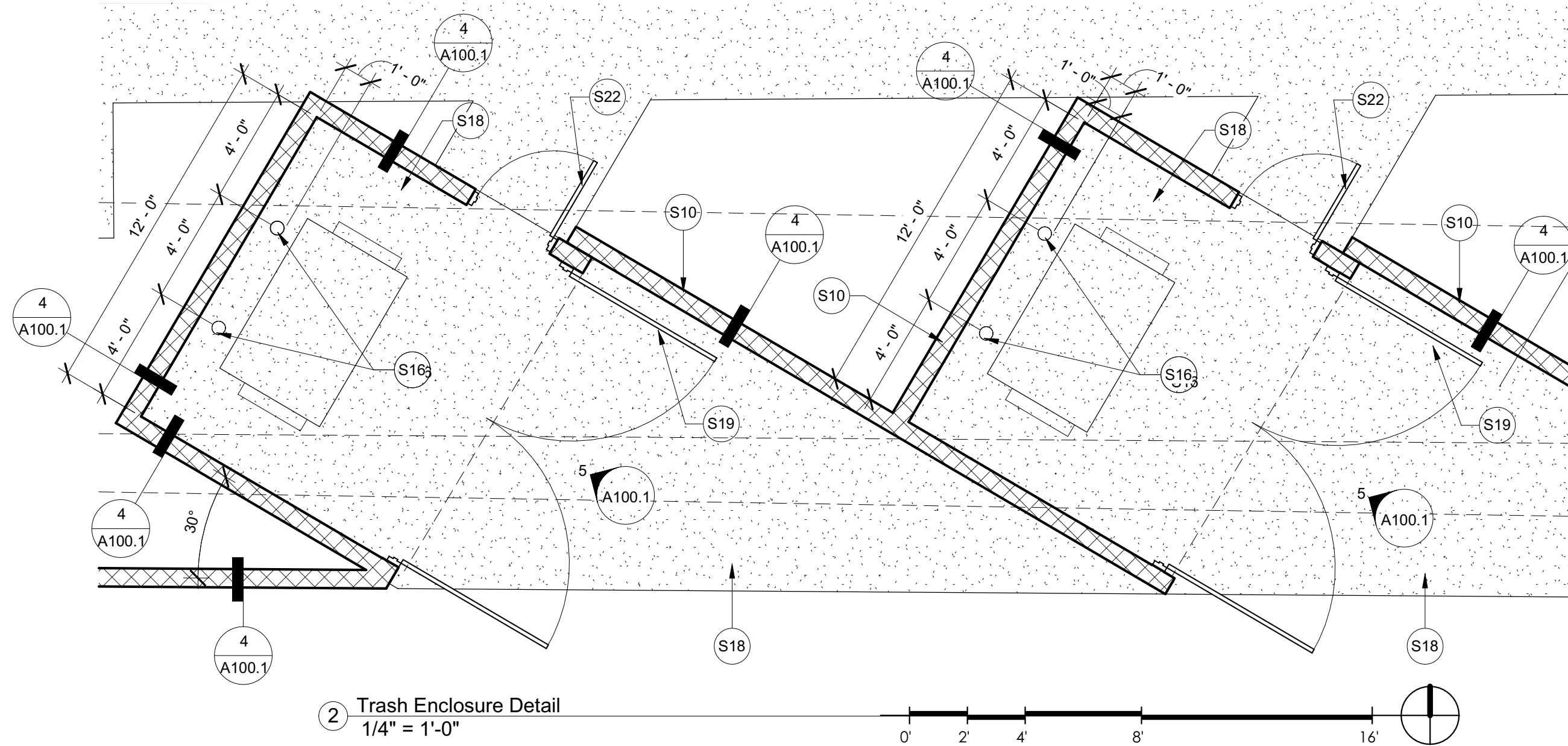
Southwest Electrical Designs, LLC
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Project Engineer: David Watson
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Email: swelectricaldesigns@yahoo.com

CIVIL ENGINEER:

M&M Civil Engineering, LLC
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Peoria, AZ 85345

Project Engineer: Manuel Innuriaga
Phone: 480-745-9916
Email: manuel@m-mcivileng.com

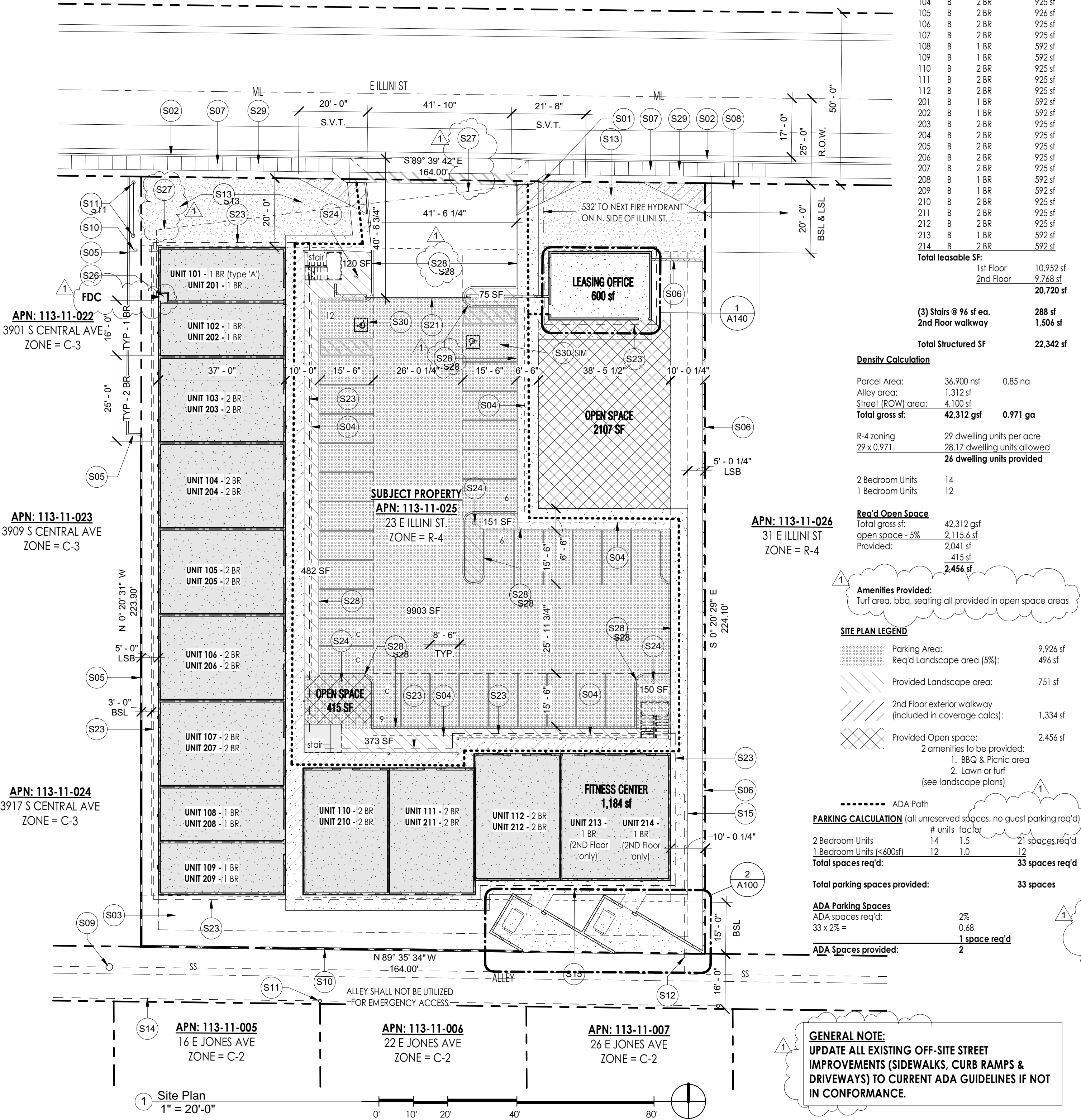


APN: 113-11-024
3917 S CENTRAL AVE
ZONE = C-3

APN: 113-11-023
3909 S CENTRAL AVE
ZONE = C-3

APN: 113-11-022
3901 S CENTRAL AVE
ZONE = C-3

APN: 113-11-021
3801 S CENTRAL AVE
ZONE = R-4



APN: 113-11-005
16 E JONES AVE
ZONE = C-2

APN: 113-11-006
22 E JONES AVE
ZONE = C-2

APN: 113-11-007
26 E JONES AVE
ZONE = C-2

GENERAL NOTE:
UPDATE ALL EXISTING OFF-SITE STREET
IMPROVEMENTS (SIDEWALKS, CURB RAMPS &
DRIVEWAYS) TO CURRENT ADA GUIDELINES IF NOT
IN CONFORMANCE.

KVA: 18-3813
SDEV: 1800776
PAPP: 807666
PRLM: 1904115
LSPL: 5-28

Unit #	Type	# Beds	Leasable sf
101	A	1 BR	592 sf
102	B	1 BR	592 sf
103	B	2 BR	925 sf
104	B	2 BR	925 sf
105	B	2 BR	925 sf
106	B	2 BR	925 sf
107	B	2 BR	925 sf
108	B	1 BR	592 sf
109	B	1 BR	592 sf
110	B	2 BR	925 sf
111	B	2 BR	925 sf
112	B	2 BR	925 sf
201	B	1 BR	592 sf
202	B	1 BR	592 sf
203	B	2 BR	925 sf
204	B	2 BR	925 sf
205	B	2 BR	925 sf
206	B	2 BR	925 sf
207	B	2 BR	925 sf
208	B	1 BR	592 sf
209	B	1 BR	592 sf
210	B	2 BR	925 sf
211	B	2 BR	925 sf
212	B	2 BR	925 sf
213	B	1 BR	592 sf
214	B	2 BR	925 sf
Total leasable SF:			10,952 sf
1st Floor			9,768 sf
2nd Floor			20,720 sf

(3) Stairs @ 96 sf ea.
2nd Floor walkway
Total Structured SF

Density Calculation

Parcel Area: 36,900 nsf 0.85 na
Alley area: 1,312 sf
Street (ROW) area: 4,100 sf
Total gross sf: 42,312 gsf 0.971 ga

R-4 zoning 29 dwelling units per acre
29 x 0.971 28.17 dwelling units allowed
26 dwelling units provided

Req'd Open Space

Total gross sf: 42,312 gsf
open space - 5% 2,115.6 sf
Provided: 2,041 sf
2,456 sf

Amenities Provided:

Turf area, bbq, seating all provided in open space areas

SITE PLAN LEGEND

Parking Area:	9,926 sf
Req'd Landscape area (5%):	496 sf
Provided Landscape area:	751 sf
2nd Floor exterior walkway (included in coverage calcs):	1,334 sf
Provided Open space: 2 amenities to be provided: 1. BBQ & Picnic area 2. Lawn or turf (see landscape plans)	2,456 sf

PARKING CALCULATION

(all unreserved spaces, no guest parking req'd)
units factor 21 spaces req'd
2 Bedroom Units 14 1.5
1 Bedroom Units (<600sf) 12 1.0

Total spaces req'd: 33 spaces req'd

Total parking spaces provided: 33 spaces

ADA Parking Spaces

ADA spaces req'd: 2%
33 x 2% = 0.68
1 space req'd

ADA Spaces provided:

2

PROPERTY INFORMATION	
PARCEL #	113-11-025
LOT #	5
LOT SIZE	36,900 nsf (0.85 na) 42,312 gsf (0.97 ga)
RESIDENCE AREA	---
SUBDIVISION:	Jobe Tract
OWNER:	Art Scott
MAILING ADDRESS:	23 E Illini St. Phoenix, AZ 85040
PROPERTY ADDRESS:	R-4 (RSIO) REG.
ZONING:	---
YEAR CONSTRUCTED:	SUBDIVISION OPTION UNDER TABLE 'B', SECTION 617
DEVELOPMENT OPTION:	---
CITY OF PHOENIX, AZ EFFECTIVE CODES:	---

-THE PHOENIX BUILDING CONSTRUCTION CODE (PBCC) INCLUDES THE FOLLOWING MODEL CODES W/ LOCAL AMENDMENTS)
-2012 CITY OF PHOENIX FIRE CODE
-2018 INTERNATIONAL BUILDING CODE (IBC)
-2018 INTERNATIONAL MECHANICAL CODE (IMC)
-2018 INTERNATIONAL PLUMBING CODE (IPC)
-2018 INTERNATIONAL FUEL GAS CODE (IFGC)
-2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
-2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
-2018 INTERNATIONAL SWIMMING POOL & SPA CODE (ISPS)
-2017 NATIONAL ELECTRICAL CODE (NEC)
-PHOENIX ZONING ORDINANCE

SCOPE OF WORK

- To build a new apartment complex with two 2-story buildings, 26 apartment units consisting of the following unit mix:
 - (12) twelve one bedroom units @ 592 sf each (7 on ground floor, 5 on 2nd floor)
 - (14) fourteen two bedroom units @ 925 sf each (7 on ground floor, 7 on 2nd floor)
 - Total of 26 apartments units for rent
- A 600 sf stand alone building for lease office, storage & on-site laundry.
- Apartment buildings will be 2-story with a building height of 25'-4".
- Type V-B construction, sprinklered

COVERAGE CALCULATION

Total Building Coverage - West Wing = 4,993 sf
East Wing = 3,922 sf
Leasing office / Laundry = 400 sf
Covered 2nd floor walkway & stairs: = 1,913 sf
TOTAL COVERAGE: 13,468 SF
ALLOWABLE COVERAGE: 50% OF 36,900 SF
PROPOSED COVERAGE: 13,468 SF / 36,900 SF = 36.5%

Site Plan Keynotes

- EXISTING FIRE HYDRANT
- EXISTING 2" CONCRETE VERTICAL CURB
- LANDSCAPING AREA IN REAR YARD SETBACK AREA TO INCLUDE GROUND COVER, VEGETATION & IRRIGATION AS SPECIFIED PER 703.8.3.c IN THE CITY OF PHOENIX ZONING ORDINANCE.
- LINE OF 2.5' CAR OVERHANG @ CURB
- EXISTING 6' TALL PERIMETER WALL TO REMAIN
- NEW 6' TALL BLOCK WALL ALONG EAST PROPERTY LINE.
- EXISTING 4" CONC. SIDE WALK
- EXISTING CONCRETE DRIVE & CURB CUT @ ADJACENT PROPERTY TO REMAIN.
- EXISTING SANITARY SEWER MANHOLE
- NEW 6" BLOCK WALL
- EXISTING POWER POLE
- NEW SEWER LINE CONNECTED TO EXISTING CITY SEWER MAIN - SEE PLUMBING / SITE UTILITY PLAN
- FRONT YARD LANDSCAPING - NOTHING OVER 40' TALL. LANDSCAPING LIGHTING PROVIDED TO COMPLY W/ 703.8.3.a.(1)-(4)
- EXISTING ELECTRICAL POWER LINE
- NEW 5' WIDE CONC. SIDEWALK TO TRASH ENCLOSURES @ REAR.
- NEW PIPE BOLLARD BEHIND DUMPSTERS - SEE DETAIL 3/A100.1
- 42" MAN GATE WITH PANIC HARDWARE IN 6' HIGH BLOCK WALL - SEE DETAIL 2/A100.1
- 6" CONCRETE SLAB @ TRASH BIN AREAS
- 12' WIDE DOUBLE ACCESS GATE TO TRASH BINS
- WALL MOUNTED AUTOMATIC VEHICLE SENSOR FOR GATE
- AUTOMATIC 2-WAY VEHICLE GATE - SEE DETAIL 1/A100.1
- 42" MAN-GATE @ TRASH ENCLOSURES - SEE DETAIL 2/A100.1
- LINE OF BUILDING OVERHANG ABOVE
- NEW LED POLE MOUNTED AREA LIGHT W/ MAXIMUM 15' HEIGHT - SEE ELECTRICAL SITE PLAN AND ELECTRICAL DWGS FOR MORE INFO ON FIXTURES & COVERAGE
- WALL MOUNTED CALL BOX
- FIRE RISER ROOM ON 1ST FLOOR
- DISTANCE FROM CLOSEST FIRE HYDRANT TO FDC LOCATED IN MAIN BUILDING. DISTANCE ALONG LINE IS 133'
- 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.
- REPLACE ALL UNUSED DRIVEWAYS W/ CURB, GUTTER & SIDEWALK PER CITY STANDARDS. REPLACE ANY BROKEN - OR DAMAGED BY CONSTRUCTION - CUT-OF GRADE CURB, GUTTER, SIDEWALK & RAMPS ON ALL LOCATIONS ADJACENT TO THE PROJECT SITE IN THE ROW.
- SEE DETAIL 05/A100.1 FOR ENLARGED ADA PARKING SPACE

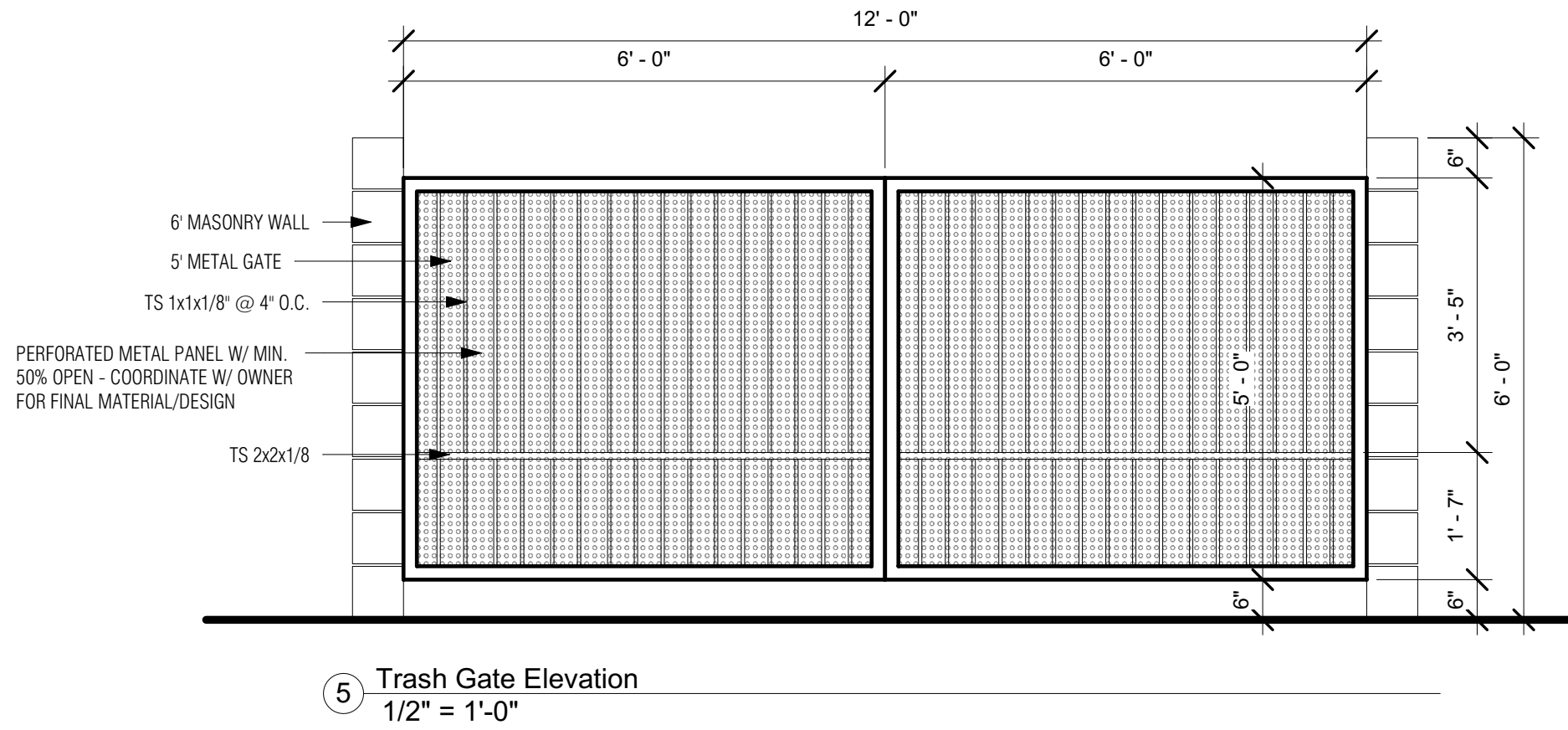
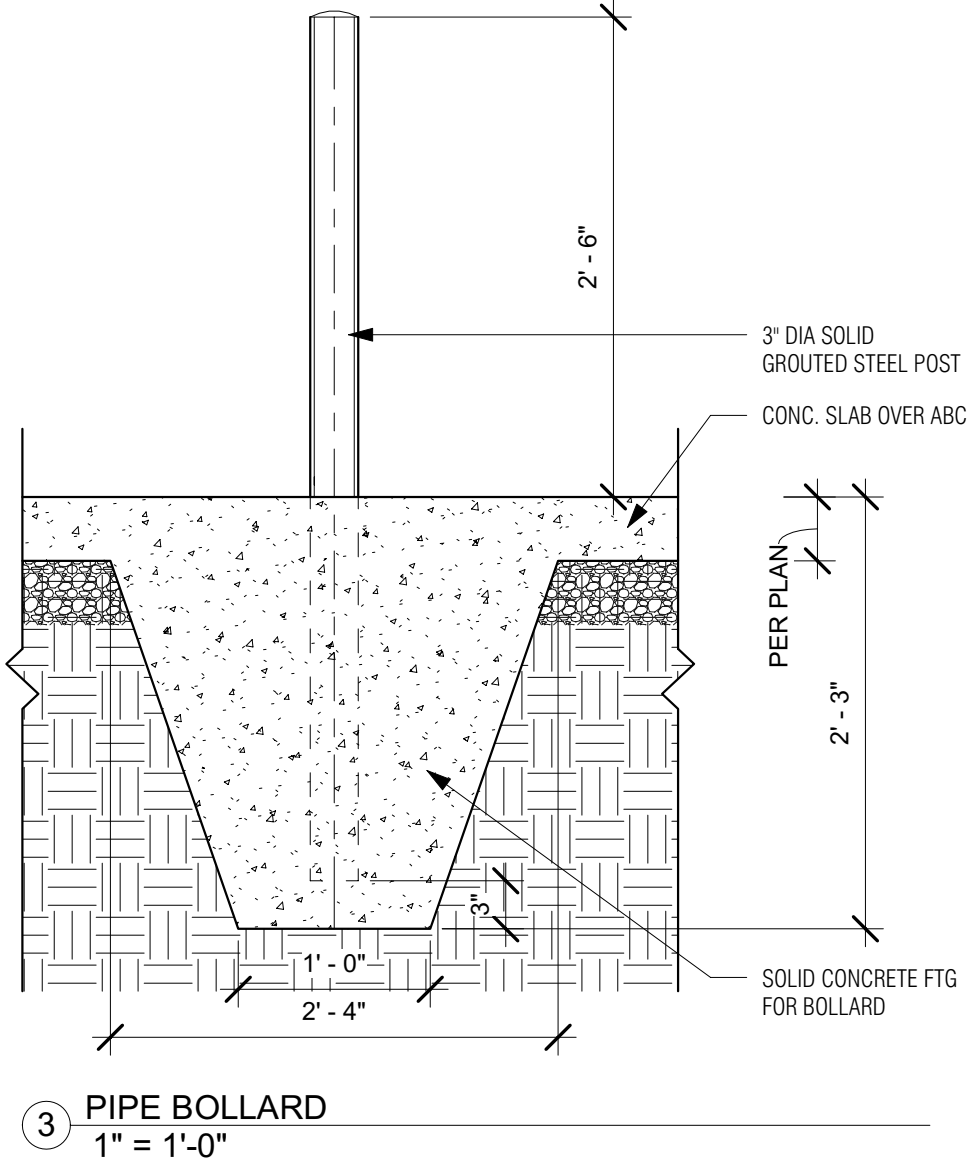
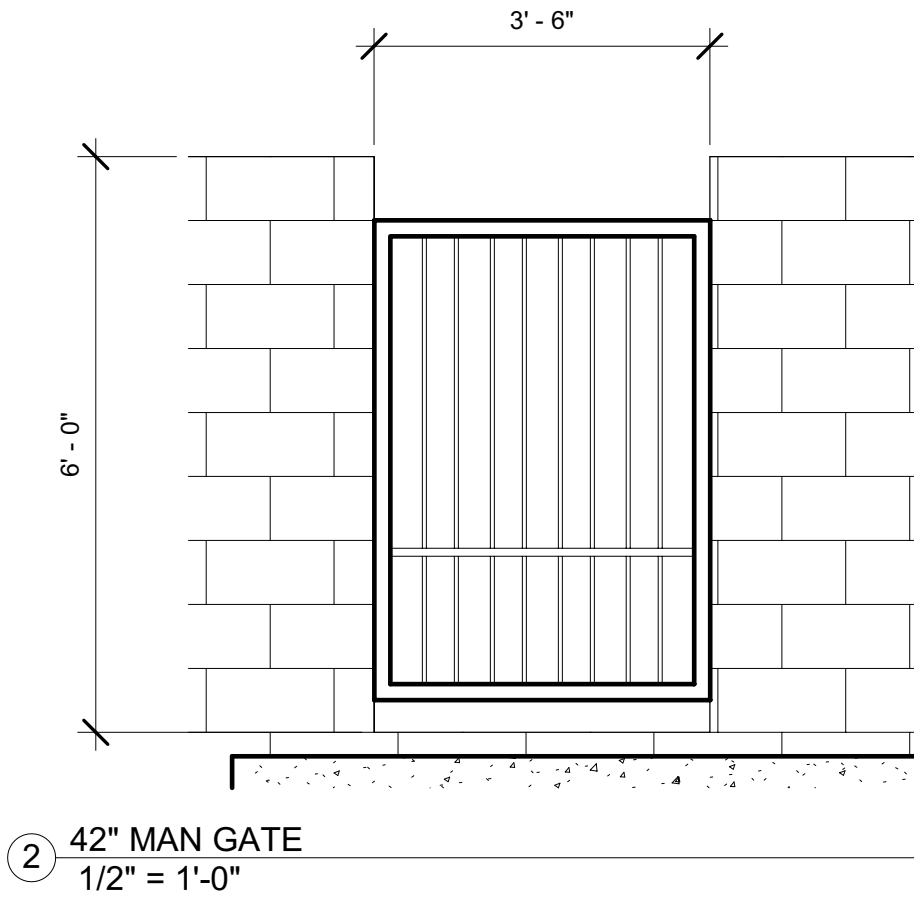
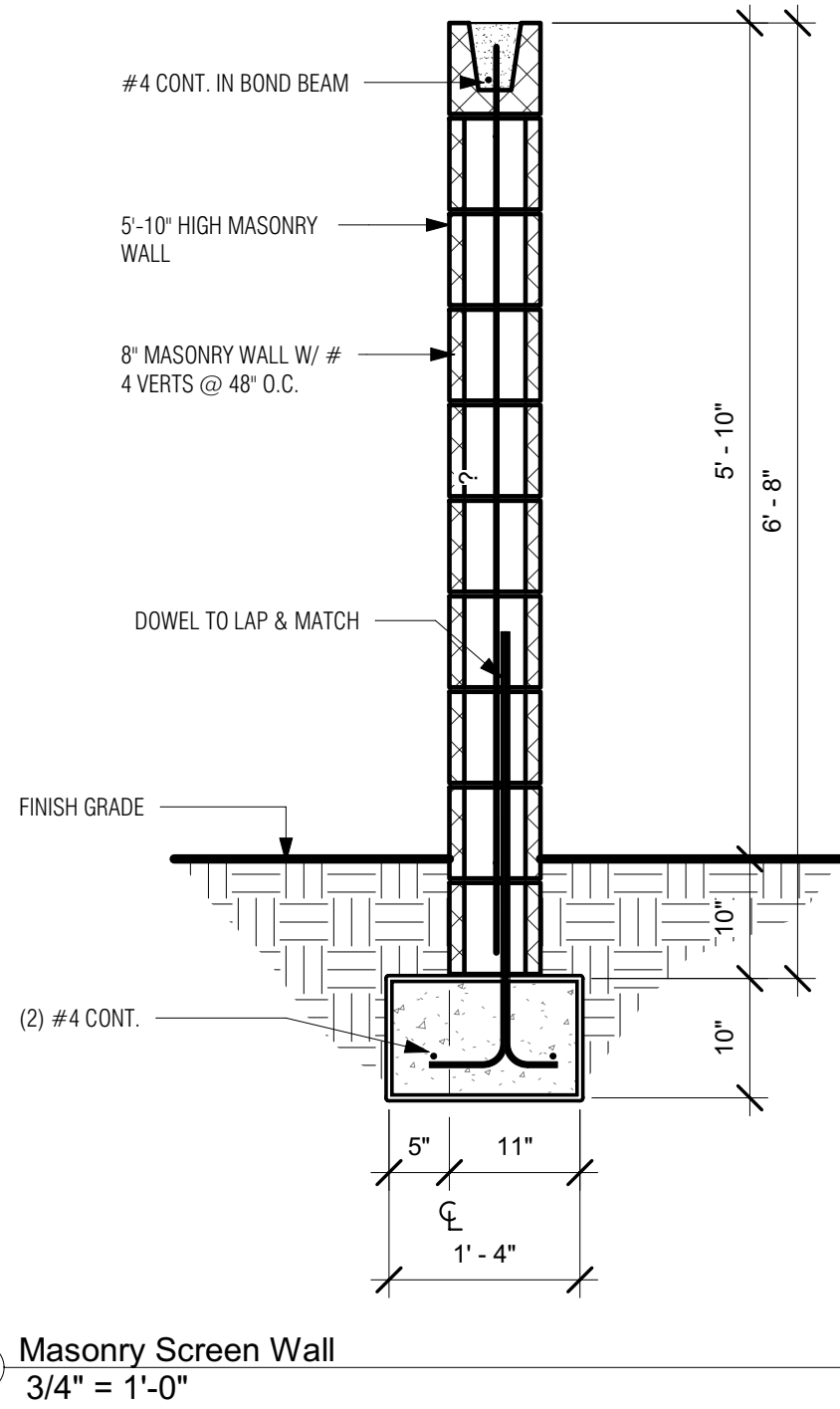
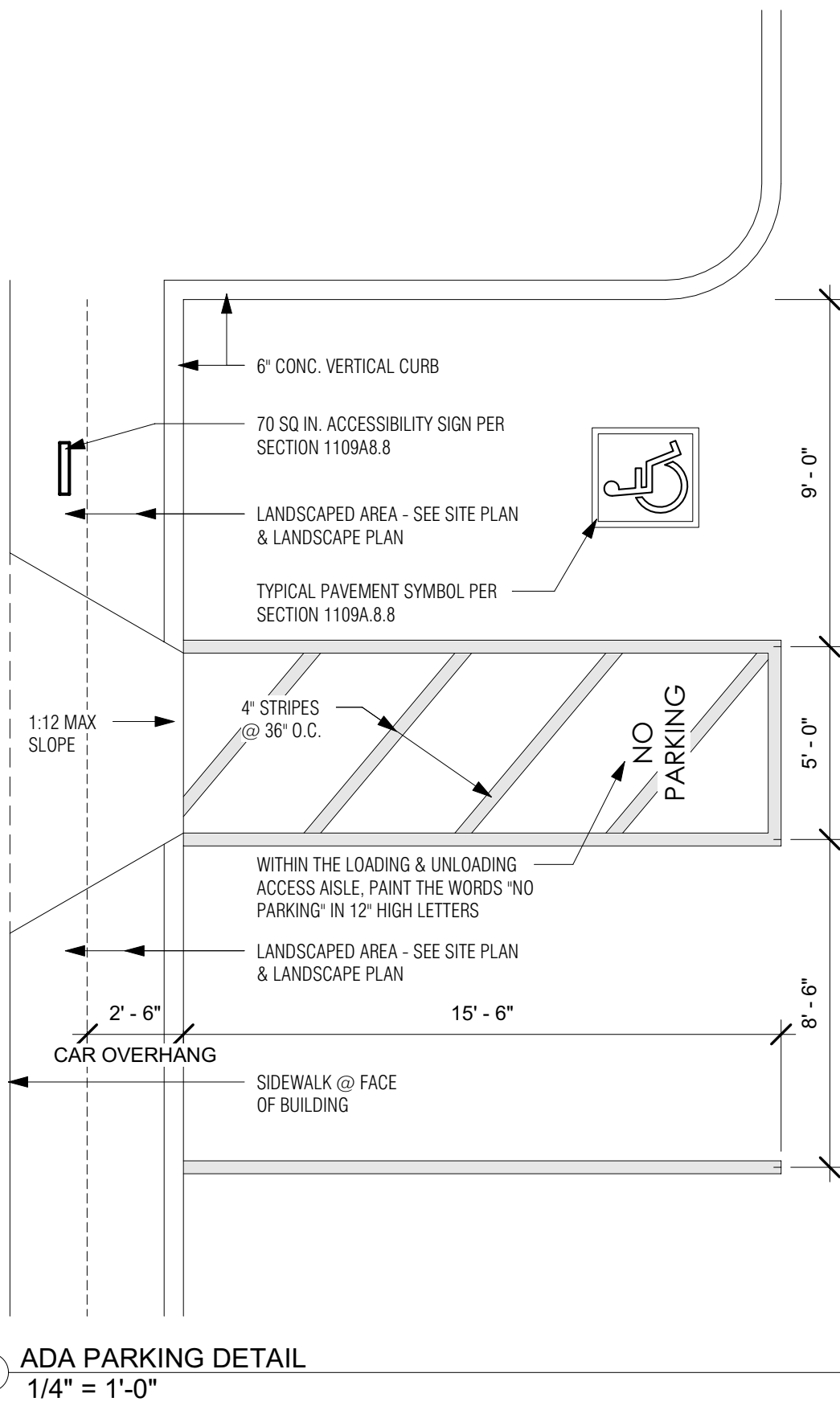
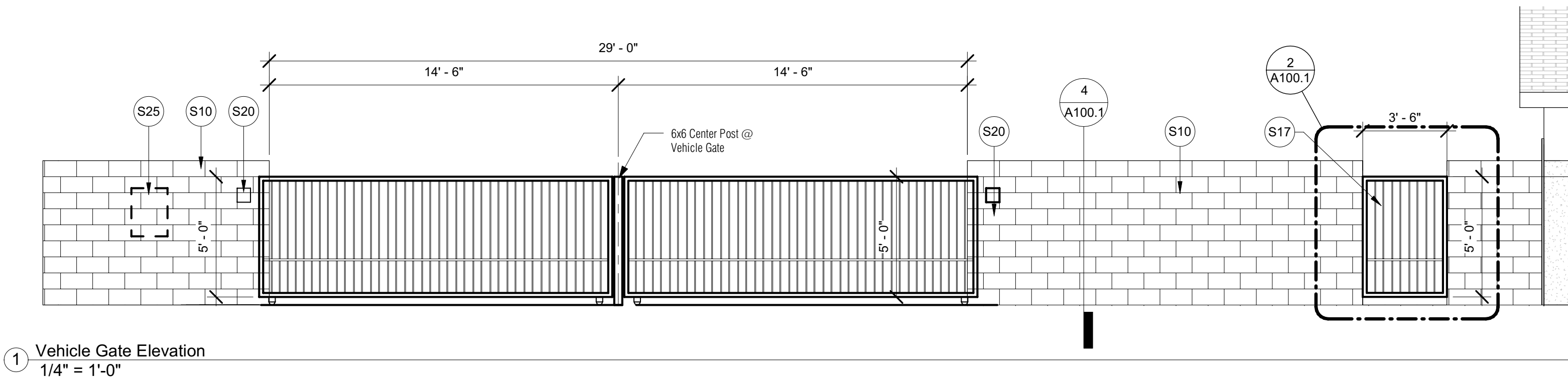
No.	Description	Date
1	CITY REDLINES	04/08/2020

OWNER
TPSA LLC
PROPERTY
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 CERTIFICATE NO. 33331 RODNEY R. SHERRARD 04-08-2020 City of Phoenix, U.S.A.
Project number	Project Number
Date	04-08-2020
Drawn by	Author
Checked by	Checker
Scale	As indicated

A100

SITE PLAN



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 703.8.3.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
- S10 NEW 6" BLOCK WALL
- S11 EXISTING POWER POLE
- S12 NEW SEWER LINE CONNECTED TO EXISTING CITY SEWER MAIN - SEE PLUMBING / SITE UTILITY PLAN
- S13 FRONT YARD LANDSCAPING - NOTHING OVER 40" TALL. LANDSCAPING LIGHTING PROVIDED TO COMPLY W/ 703.8.3.c.(1)-(4).
- S14 EXISTING ELECTRICAL POWER LINE
- S15 NEW 5' WIDE CONC. SIDEWALK TO TRASH ENCLOSURES @ REAR.
- S16 NEW PIPE BOLLARD BEHIND DUMPSTERS - SEE DETAIL 3/A100.1
- S17 42" MAN GATE WITH PANIC HARDWARE IN 6" HIGH BLOCK WALL - SEE DETAIL 2/A100.1
- S18 6" CONCRETE SLAB @ TRASH BIN AREAS
- S19 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

OWNER
TPSA LLC

PROPERTY
ILLINI HOUSE
23 E Illini St.
Phoenix, AZ 85040

RSArchitecture
PROJECT CONSULTING

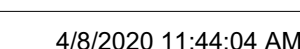
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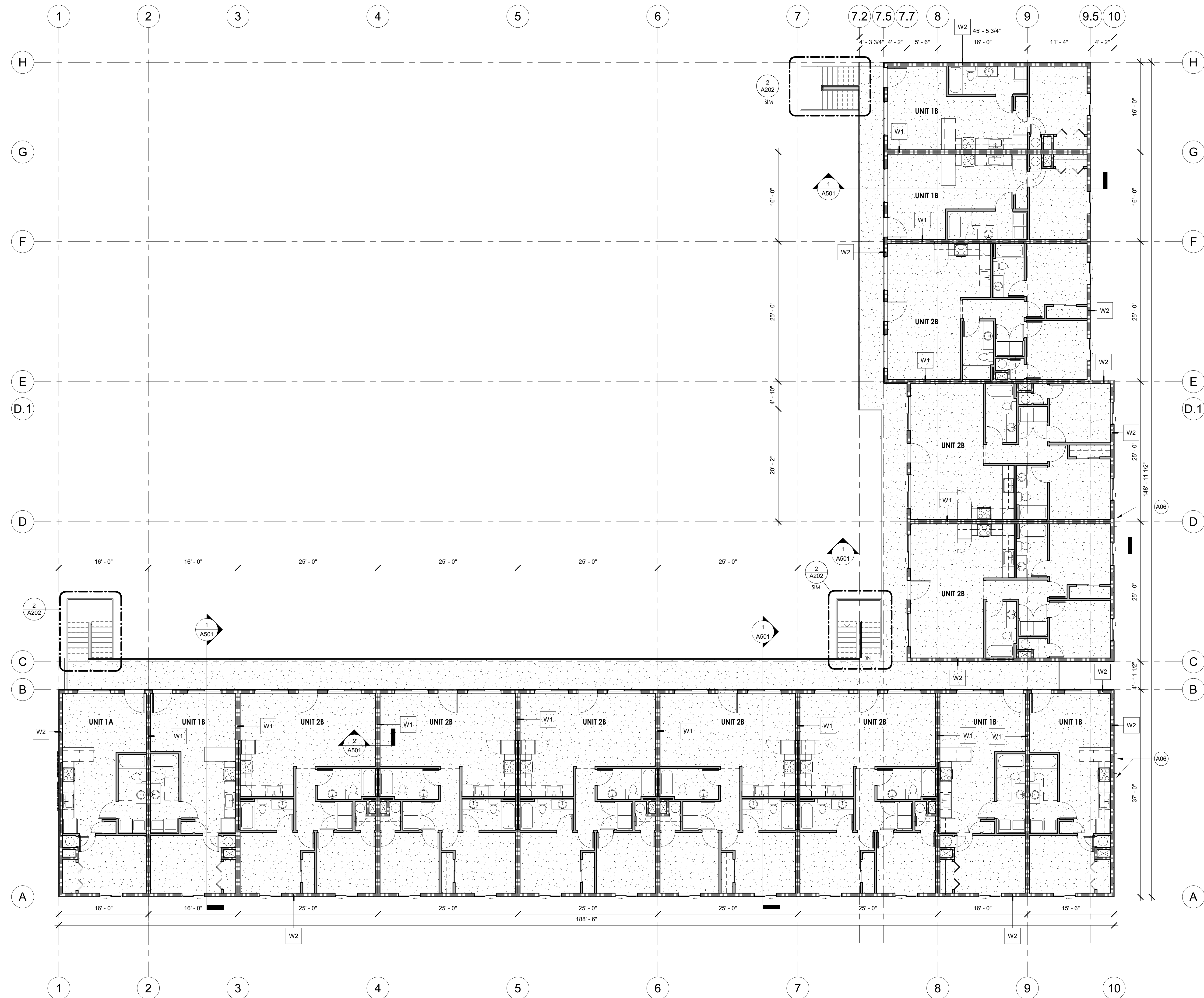
Project number
Date
Drawn by
Checked by
Scale

Project Number
04-08-2020
Author
Checker
As indicated

EXP: 03-31-2020
33331
RODNEY R. SHERRARD
01-24-2020
Arizona, U.S.A.

A100.1





1 2ND FLOOR PLAN
1/8" = 1'-0"

Floor Plan Keynotes

- A01 SEE 2ND FLOOR PARTIAL PLAN (SHEET A201) FOR NON-SHAFT LOCATION.
- A02 SHOWER AREA WALLS SHALL BE FINISHED W/ A NON-ABSORBENT SURVACE TO A MINIMUM HEIGHT OF 6' ABOVE THE FLOOR.
- A04 CLARIFY THAT MIN. 2'-6" CLEARANCE AT ALL WATER CLOSURES
- A05 EMERGENCY EGRESS 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 4'4" 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 @ TOP OF POST.
- A09 1 HR RATED DEMISING WALL - SEE DETAIL 2/A501 FOR W1 WALL SECTION, AND SHEET AR1 FOR MORE INFO.

Unit Plans

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

WALL TYPE LEGEND

W1 4 3/4" INTERIOR PARTITION (NON-RATED)
 - 2x4" WOOD STUD
 - 5/8" GWB @ EACH SIDE

W2 6 1/4" INTERIOR DEMISING WALL - 1 HR RATED (UL-U341)
 - 3 1/2" WOOD STUD
 - 5/8" TYPE 'X' GWB @ EACH SIDE
 - 3 1/2" BATT INSULATION @ EACH SIDE

W3 6" EXTERIOR BEARING WALL - 1 HR RATED (UL-U356)
 - 2x6 WOOD STUD @ 16" O.C.
 - 5/8" TYPE 'X' GWB @ INTERIOR SIDE
 - 3/8" PLYWOOD SHEATHING @ EXTERIOR
 - 1 1/2" STUCCO SYSTEM @ EXTERIOR

4 3/4" INTERIOR SHAFT WALL PARTITION - 1 HR RATED
 - 2x4" WOOD STUD
 - 5/8" TYPE 'X' GWB @ INTERIOR SIDE
 - 1/2" SHAFT LINER @ SHAFT SIDE

No.	Description	Date
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OWNER
PROPERTY

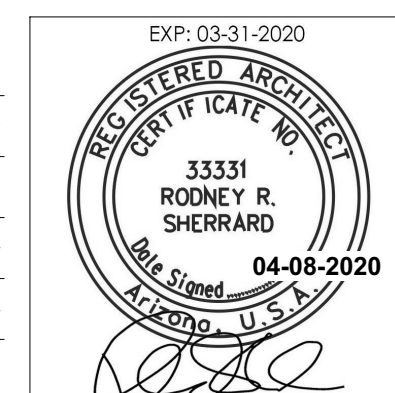
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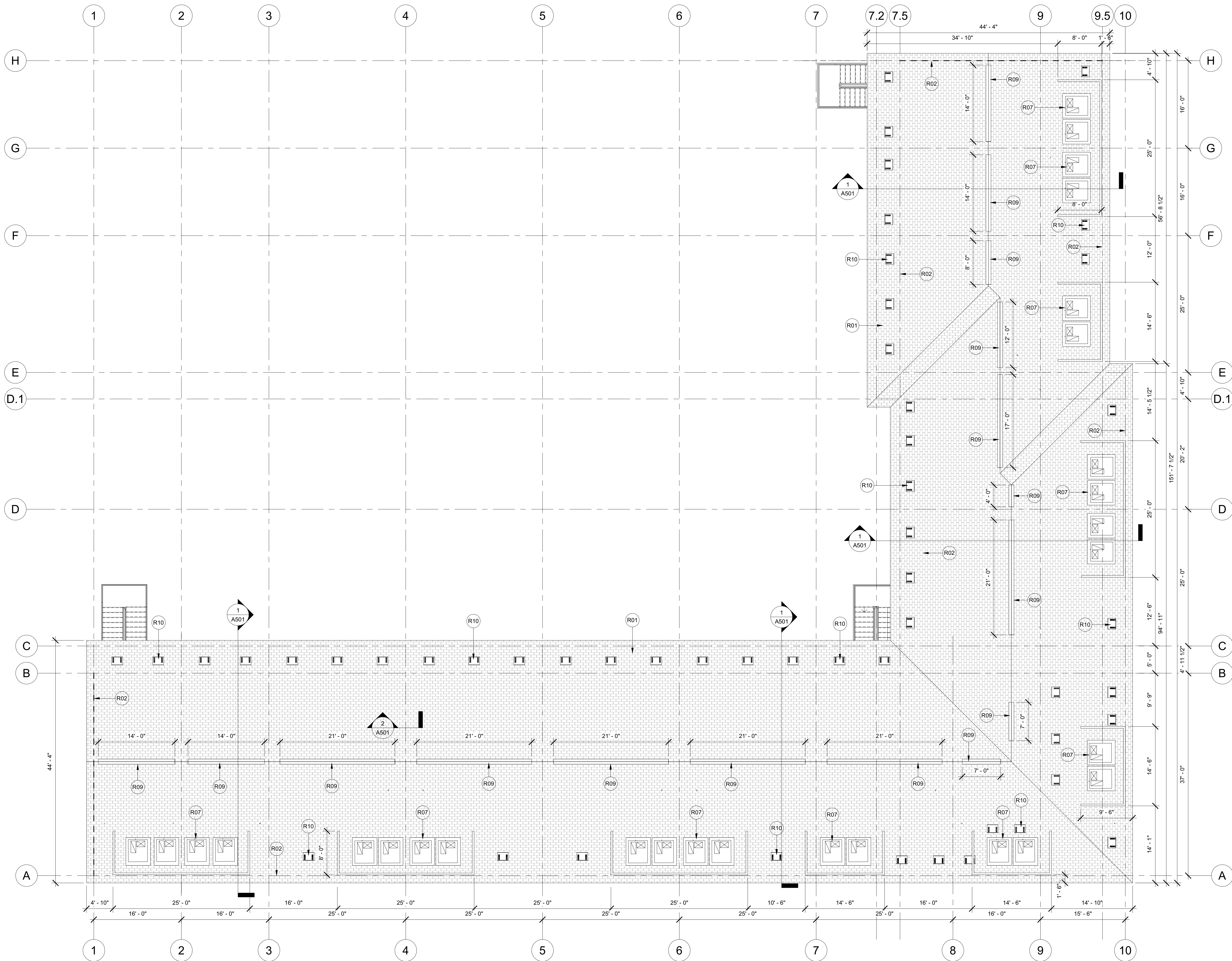
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Checked by	Checker
Scale	As indicated



A111

BUILDING PLAN - SECOND FLOOR

4/8/2020 11:44:20 AM



1 ROOF PLAN
1/8" = 1'-0"

Attic Ventilation Calculations

1 Bedroom Unit: 682 sf (roof area)
VENTILATION AREA:
REQ'D: 682 SF / 300 = 2.27 SF REQ'D
OR 328 NET SQ. INCHES
328 / 2 = 164 SI HIGH, AND 164 SI LOW

PROVIDED:
LOWER HALF OF ROOF -
O-HAGEN VENTS
• O-HAGEN VENTS - TAPERED LOW-PROFILE, 72.0 SQ. IN NET FREE VENTILATION AREA PER VENT.
• 164 SI REQ'D LOW
• 164 SI / 72 = 2.27 VENTS REQ'D
• PROVIDE 3 VENTS AT LOW POINT ON ROOF
• 3 OH VENTS x 72 SI EA = 216 SI

UPPER HALF OF ROOF - RIDGE VENTS
• 164 SI NET FREE AREA REQ'D
• CONTINUOUS RIDGE VENT - SEE DETAILS - PROVIDE 12.5 SI OF NET FREE AREA PER LINEAR FOOT
• TOTAL RIDGE VENT LENGTH = 164 / 12.5 = 13.12 LF
• 14 FT X 12.5 SI = 175 SI @ RIDGE

TOTAL VENTILATION PROVIDED =
216 + 175 = 391 SI > 328 SI REQ'D.

2 Bedroom Unit: 1065 sf (roof area)
VENTILATION AREA:
REQ'D: 1065 SF / 300 = 3.55 SF REQ'D
OR 512 NET SQ. INCHES
512 / 2 = 256 SI HIGH, AND 256 SI LOW

PROVIDED:
LOWER HALF OF ROOF -
O-HAGEN VENTS
• O-HAGEN VENTS - TAPERED LOW-PROFILE, 72.0 SQ. IN NET FREE VENTILATION AREA PER VENT.
• 256 SI REQ'D LOW
• 256 SI / 72 = 3.56 VENTS REQ'D
• PROVIDE 4 VENTS AT LOW POINT ON ROOF
• 4 OH VENTS x 72 SI EA = 288 SI

UPPER HALF OF ROOF - RIDGE VENTS
• 256 SI NET FREE AREA REQ'D
• CONTINUOUS RIDGE VENT - SEE DETAILS - PROVIDE 12.5 SI OF NET FREE AREA PER LINEAR FOOT
• TOTAL RIDGE VENT LENGTH = 256 / 12.5 = 20.48 LF
• 21 FT X 12.5 SI = 262 SI @ RIDGE

TOTAL VENTILATION PROVIDED =
288 + 262 = 550 SI > 512 SI REQ'D.

Roof Plan Keynotes

- R01 NEW ROOF W/ 3-TAB SHINGLES TO MATCH EXISTING OVER NEW ROOF FRAMING. VERIFY SLOPE OF EXISTING ROOF TO BE APPROXIMATELY 4:12. NEW ROOF TO MATCH SLOPE OF EXISTING ROOF.
- R02 DASHED LINE IS LINE OF BUILDING FOOTPRINT UNDER ROOF.
- R07 NEW ROOFTOP A/C PACKAGE UNIT. SEE MECHANICAL PLAN.
- R09 ATTIC RIDGE VENT - SEE RIDGE DETAIL.
- R10 NEW O'HAGEN ROOF VENT @ ROOF. VENT PROVIDES 72 SQ. IN. OF FREE OPEN VENTILATION AREA PER SPECS. CONTRACTOR TO VERIFY ADEQUATE VENTILATION BASED ON MINIMUM CALCS.

OWNER

TPSA LLC

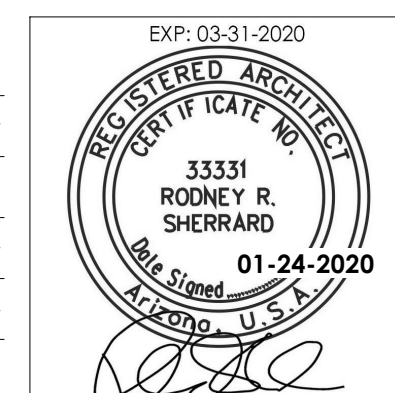
PROPERTY

ILLINI HOUSE
23 E Illini St.
Phoenix, AZ 85040

RSArchitecture
PROJECT CONSULTING

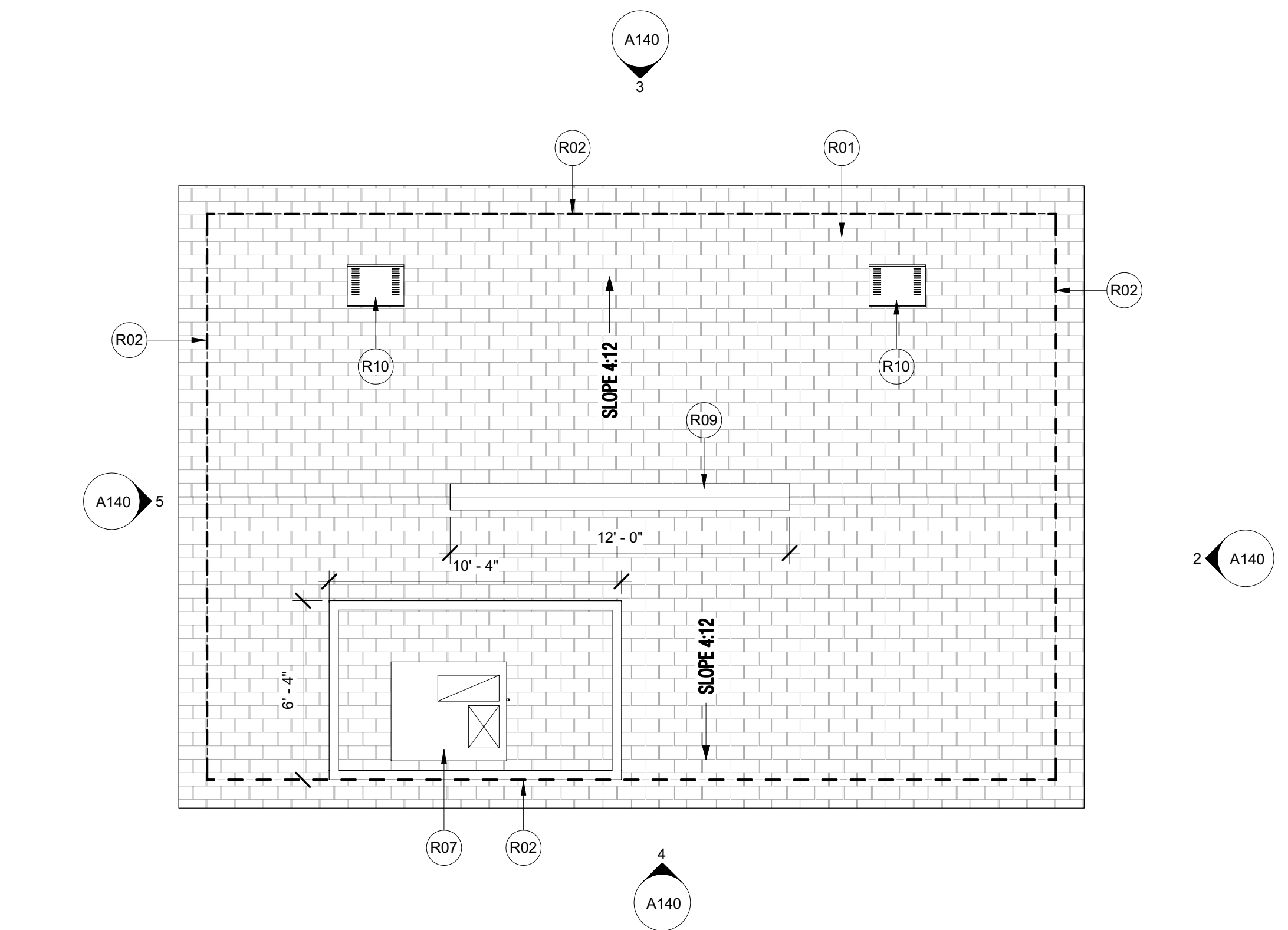
6324 E SANDRA TERRACE
SCOTTSDALE, AZ 85254
602-620-0046 - rodneysrh@gmail.com

Project number	Project Number
Date	04-08-2020
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Scale	As indicated

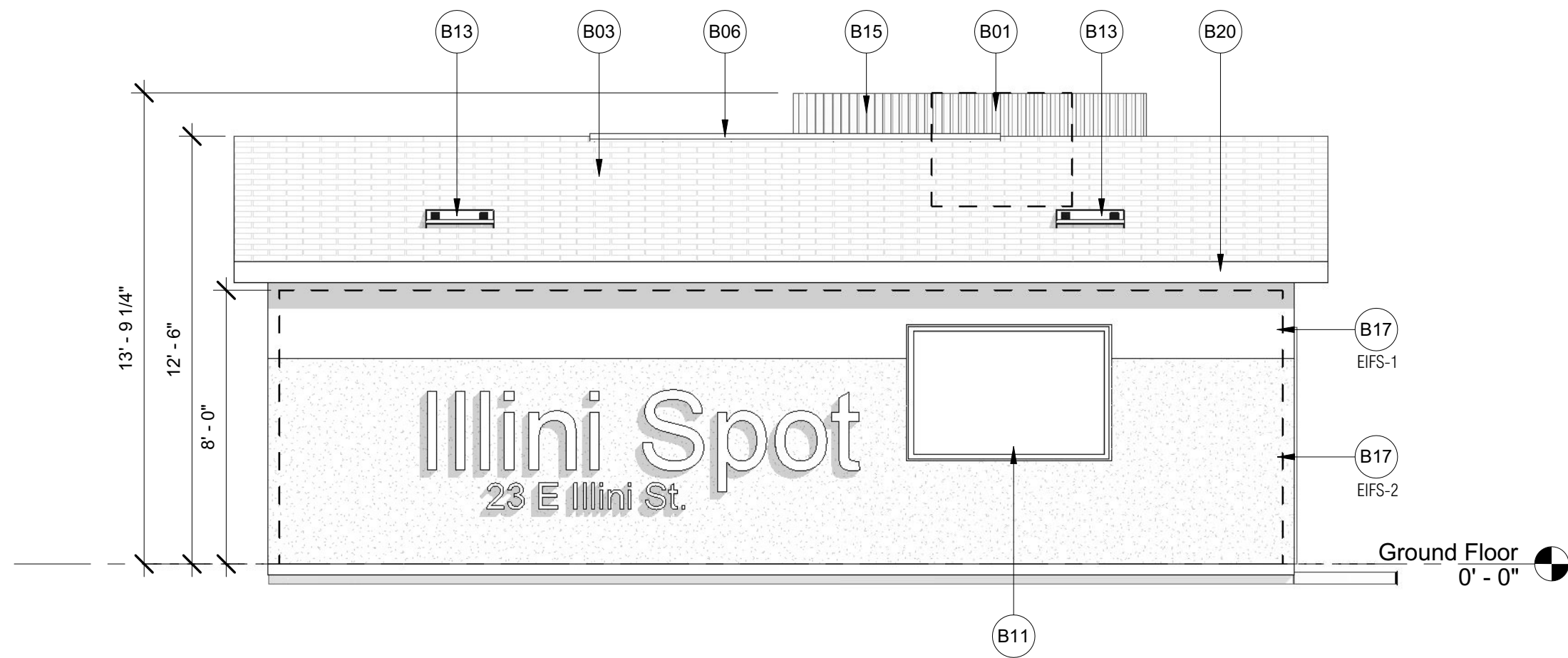


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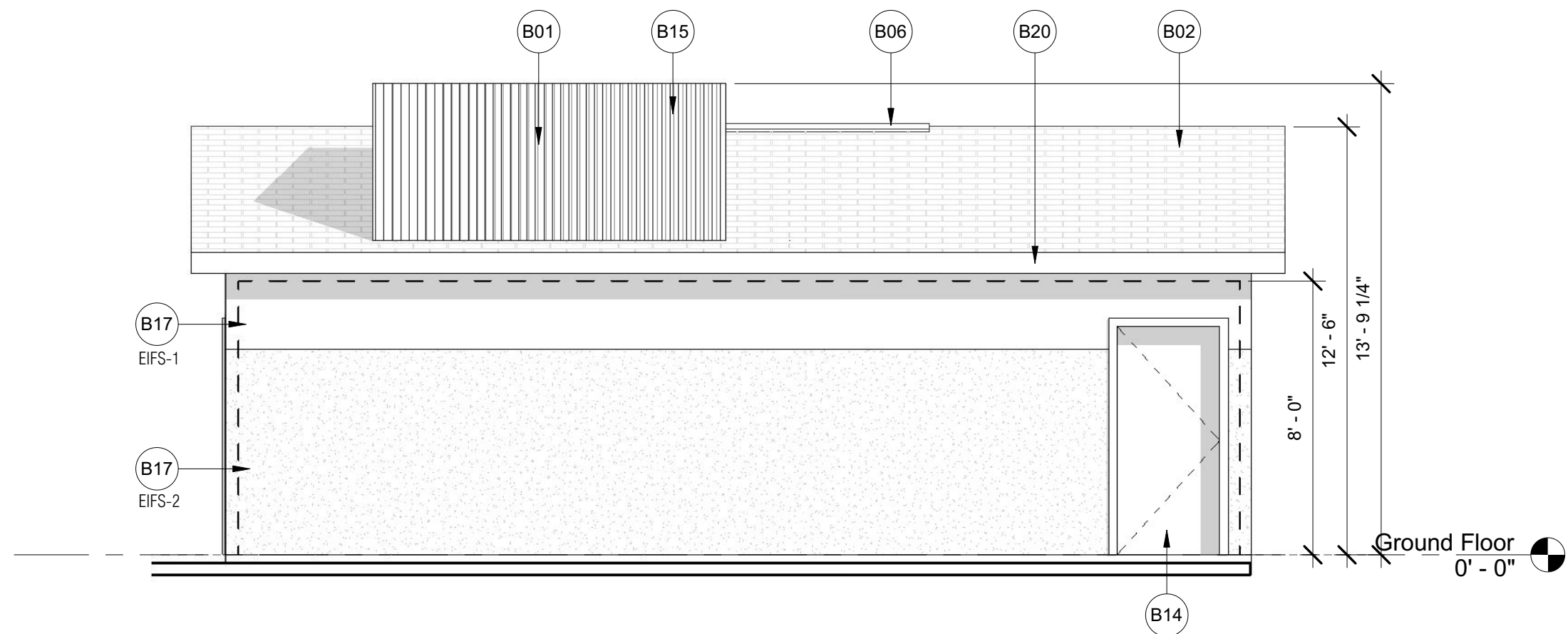
BUILDING PLAN - ROOF PLAN



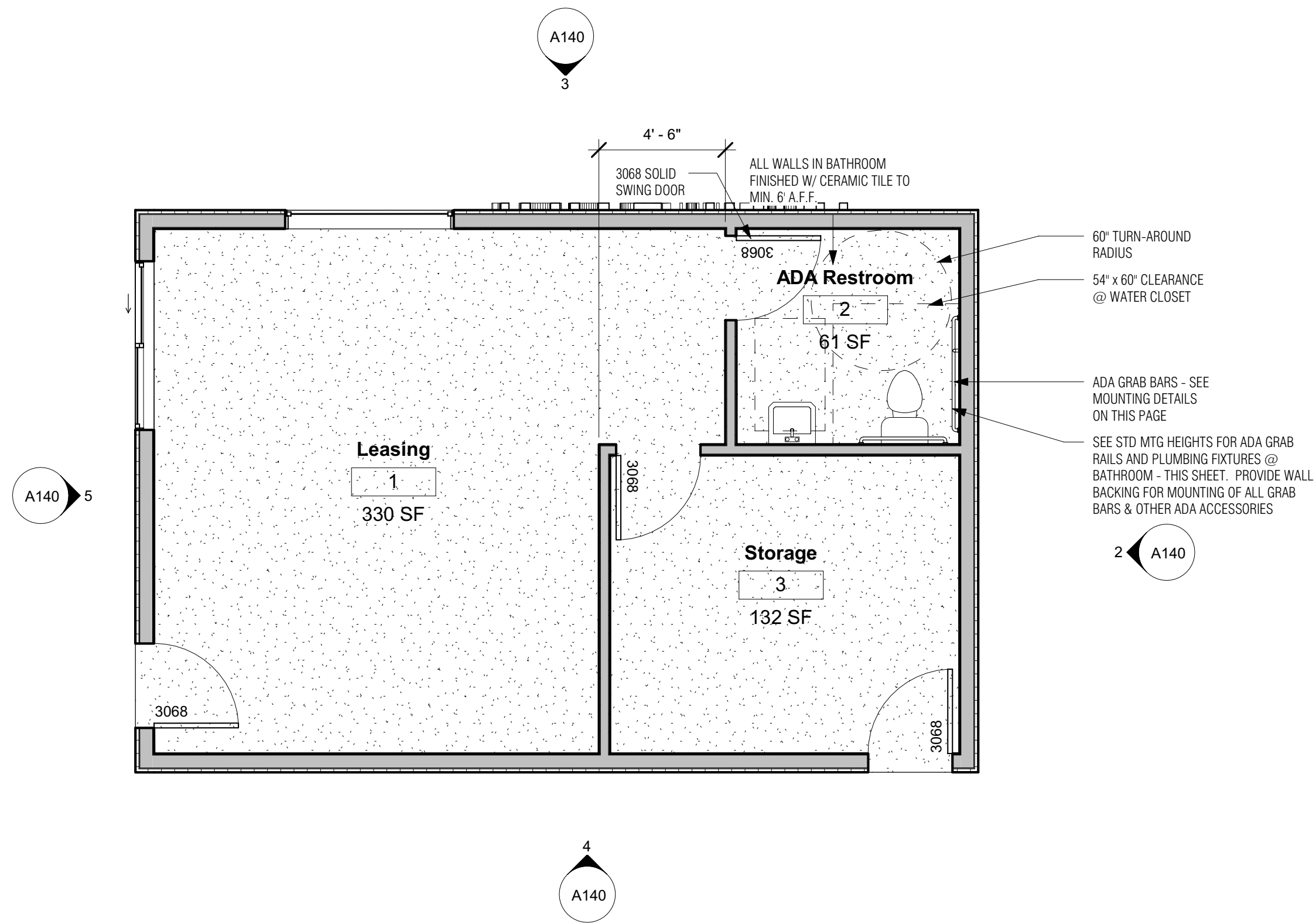
6 LEASING OFFICE - ROOF PLAN
1/4" = 1'-0"



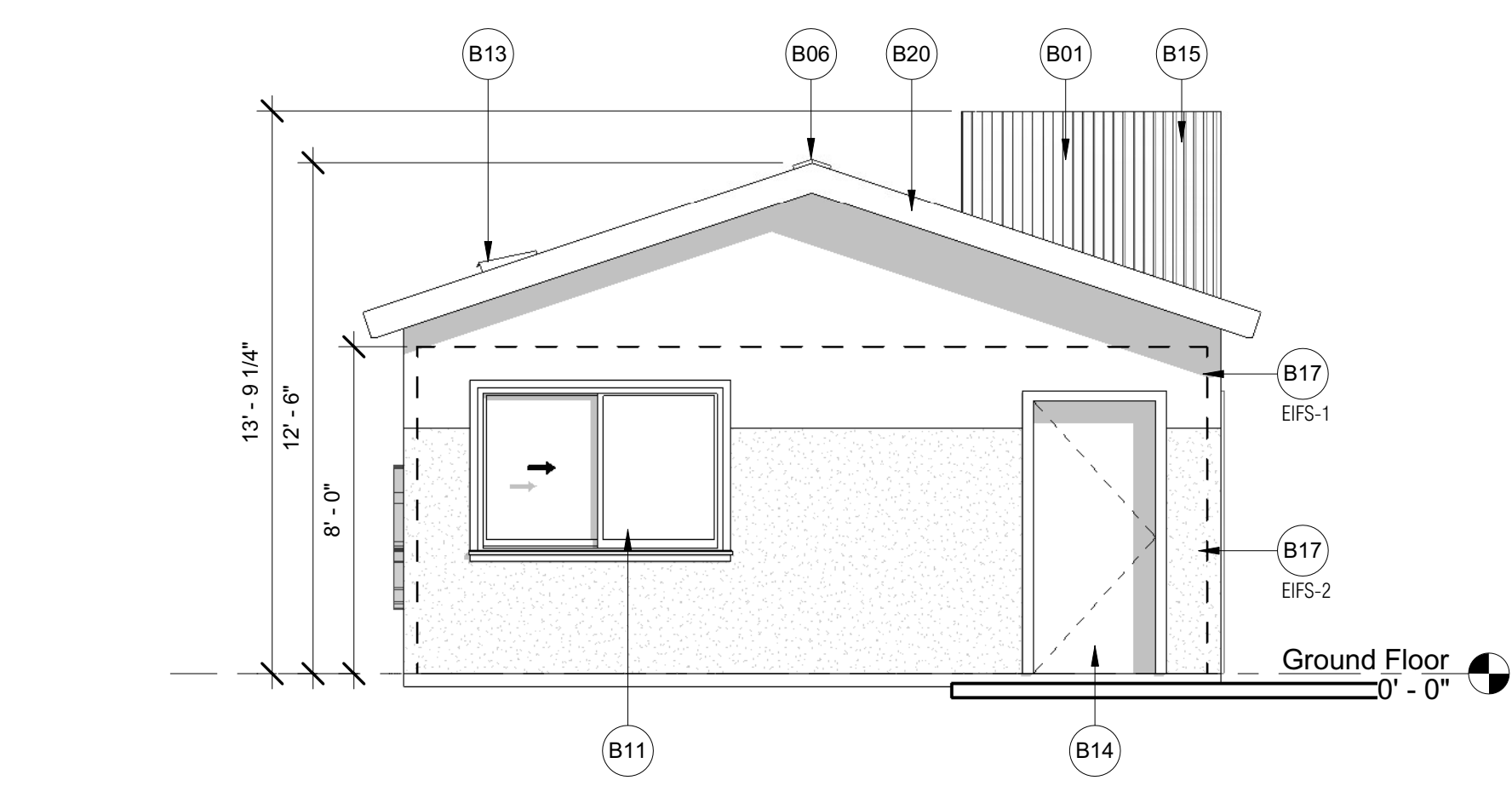
3 Leasing Office - North Elevation
1/4" = 1'-0"



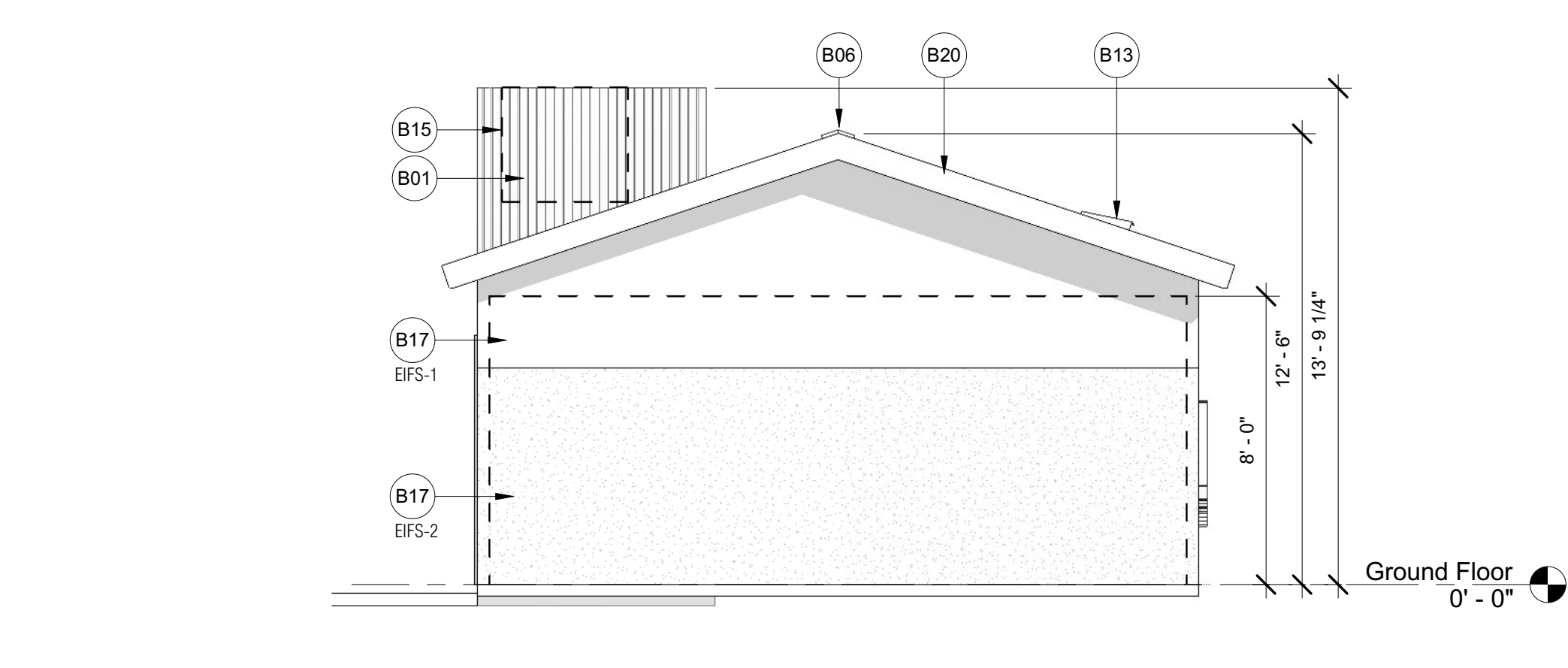
4 Leasing Office - South Elevation
1/4" = 1'-0"



1 LEASING OFFICE - FLOOR PLAN
1/4" = 1'-0"



5 Leasing Office - West Elevation
1/4" = 1'-0"



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

Attic Ventilation Calcs - Leasing Office

Leasing Office: 600 sf (roof area)

VENTILATION AREA:
REQ'D: 600 SF / 300 = 2.0 SF REQ'D
OR 288 NET SQ. INCHES
288 / 2 = 144 SI HIGH, AND 144 SI LOW

PROVIDED:

LOWER HALF OF ROOF

- O-HAGEN VENTS
- O-HAGEN VENTS - TAPERED LOW-PROFILE, 72.0 SQ. IN NET FREE VENTILATION AREA PER VENT.
- 144 SI REQ'D LOW
- 144 SI / 72 = 2 VENTS REQ'D
- PROVIDE 2 VENTS AT LOW POINT ON ROOF
- 2 OH VENTS x 72 SI EA = 144 SI

UPPER HALF OF ROOF - RIDGE VENTS

- 144 SI NET FREE AREA REQ'D
- CONTINUOUS RIDGE VENT - SEE DETAILS - PROVIDE 12.5 SI OF NET FREE AREA PER LINEAR FOOT
- TOTAL RIDGE VENT LENGTH = 144 / 12.5 = 11.52 LF
- 12 FT X 12.5 SI = 150 SI @ RIDGE

TOTAL VENTILATION PROVIDED =
144 + 150 = 294 SI > 288 SI REQ'D.

Roof Plan Keynotes

- R01 NEW ROOF W/ 3-TAB SHINGLES TO MATCH EXISTING OVER NEW ROOF FRAMING. VERIFY SLOPE OF EXISTING ROOF TO BE APPROXIMATELY 4:12. NEW ROOF TO MATCH SLOPE OF EXISTING ROOF.
- R02 DASHED LINE IS LINE OF BUILDING FOOTPRINT UNDER ROOF
- R07 NEW ROOFTOP A/C PACKAGE UNIT. SEE MECHANICAL PLAN
- R09 ATTIC RIDGE VENT - SEE RIDGE DETAIL
- R10 NEW OHAGEN ROOF VENT @ ROOF. VENT PROVIDES 72 SQ. IN. OF FREE OPEN VENTILATION AREA PER SPECS. CONTRACTOR TO VERIFY ADEQUATE VENTILATION BASED ON MINIMUM CALCS.

Exterior Elevation Keynotes

- B01 ROOF MOUNTED A/C PACKAGE UNIT - SEE MECHANICAL PLANS
- B02 BUILDING SIGNAGE - UNDER SEPARATE PERMIT
- B03 NEW 3-TAB ASPHALT SHINGLES OVER BUILDING PAPER OVER ROOF SHEATHING
- B04 STEEL STAIR, STRINGER, POSTS, RAILING - PAINTED. SEE STRUCTURAL DWGS FOR STL DETAILS
- B05 STEEL GUARDRAIL @ 2ND FLOOR WALKWAY - PAINTED.
- B06 NEW ROOF RIDGE VENT - SEE VENT CALCULATIONS ON ROOF PLAN
- B07 NEW WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DWGS
- B08 NEW ELECTRICAL PANEL & SERVICE TO BUILDING - SEE ELECTRICAL PLANS
- B09 GLB @ 2ND FLOOR WALKWAY - PAINTED. SEE STRUCTURAL DWGS.
- B10 GABLE END VENT - PAINTED DK GRAY TO MATCH FASCIA/TRIM.
- B11 NEW DUAL PANE WINDOW UNIT - SEE WINDOW SCHEDULE
- B12 NEW DUAL PANE WINDOW UNIT - VERIFY ALL NEW & EXISTING WINDOWS REQ'D FOR EGRESS TO BE LESS THAN 44" ABOVE FINISHED FLOOR - TYPICAL AT ALL SLEEPING ROOMS.
- B13 NEW OHAGEN ROOF VENT @ ROOF. SEE ROOF PLAN
- B14 NEW ENTRY DOOR - SEE DOOR SCHEDULE
- B15 CORRUGATED METAL MECHANICAL SCREEN - SEE DETAIL XX/XX
- B17 NEW STUCCO SYSTEM OVER STUD WALLS
- B18 NEW WOOD POST 2ND FLOOR WALKWAY - PAINTED. SEE STRUCTURAL DWGS.
- B20 8" WOOD FASCIA BOARD - PAINTED

OWNER

TPSA LLC

PROPERTY

ILLINI HOUSE
23 E Illini St.
Phoenix, AZ 85040

RSArchitecture
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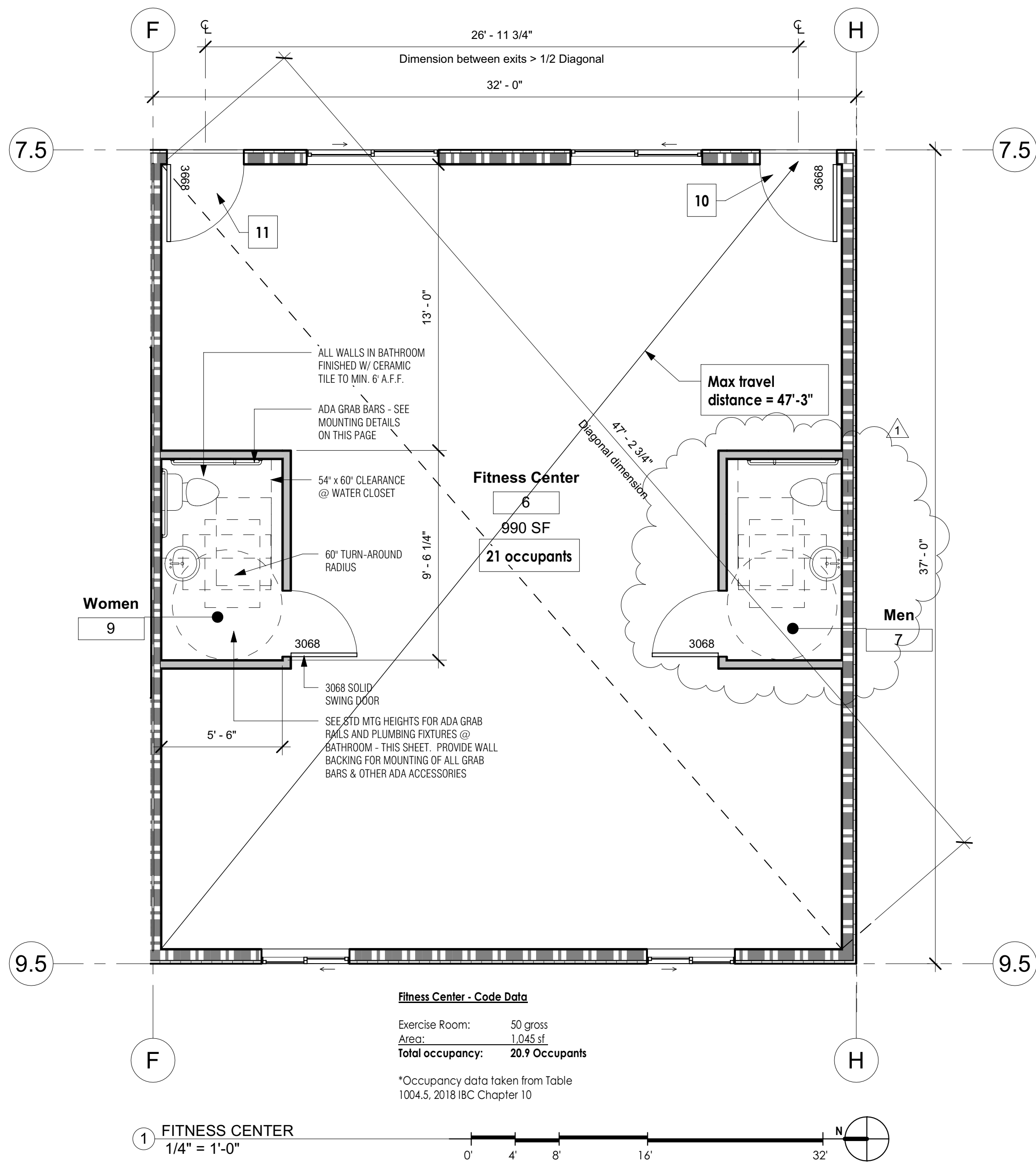
6324 E SANDRA TERRACE
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602-620-0046 - rodneysh@gmail.com

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

EXP: 03-31-2020
REGISTERED ARCHITECT
33331
RODNEY R. SHERRARD
01-24-2020
Arizona, U.S.

A140

LEASING OFFICE - PLANS & ELEVATIONS



No.	Description	Date
1	CITY REDLINES	04/08/2020

TPSA LLC
ILLINI HOUSE
23 E Illini St.
Phoenix, AZ 85040

RSArchitecture
PROJECT CONSULTING

6324 E SANDRA TERRACE
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Project number	Project Number
Date	04-08-2020
Drawn by	Author
Checked by	Checker
Scale	As indicated

EXP: 03-31-2020

REGISTERED ARCHITECT

CERTIFICATE NO. 33331

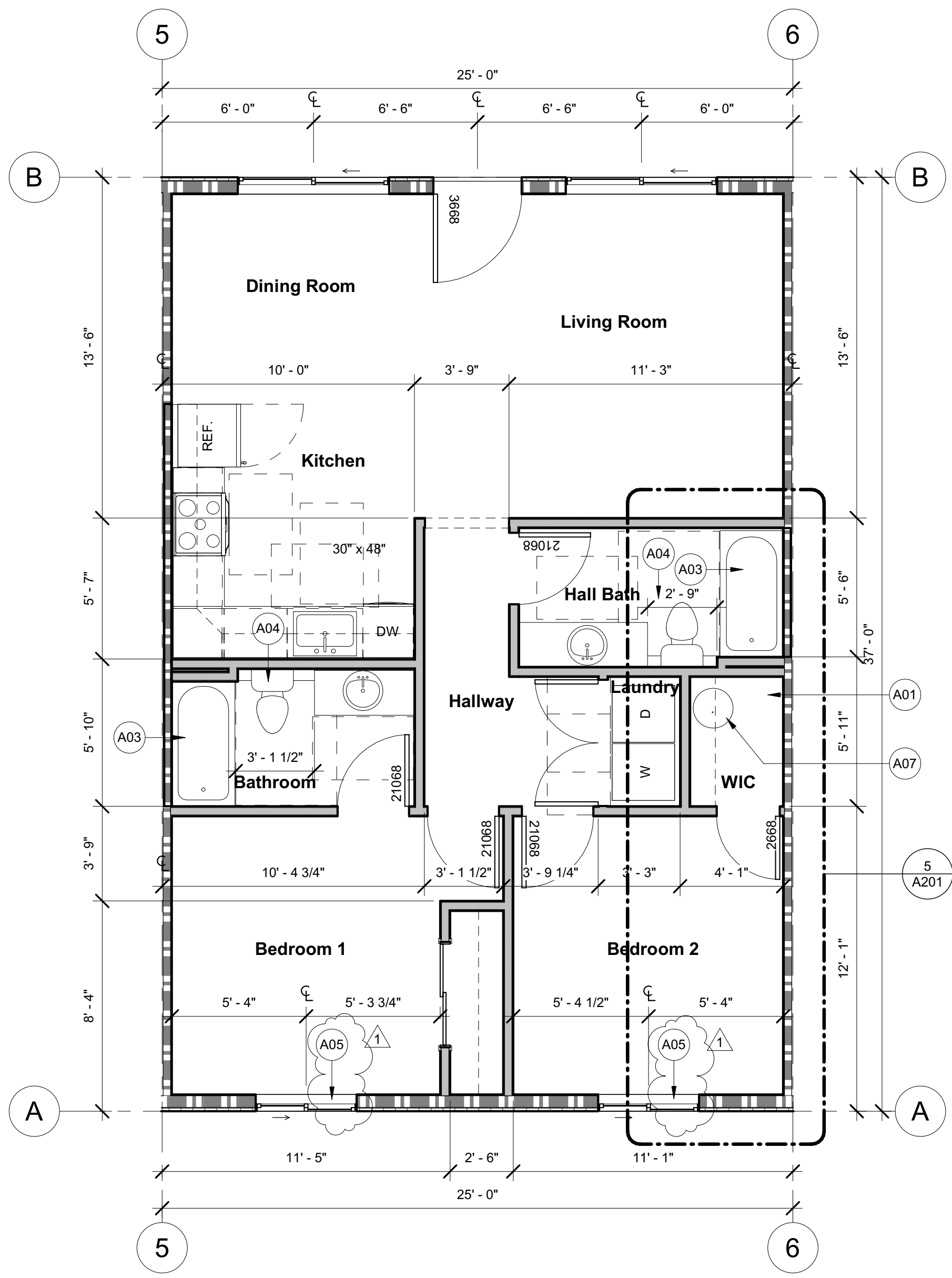
RODNEY R. SHERRARD

DATE SIGNED 04-08-2020

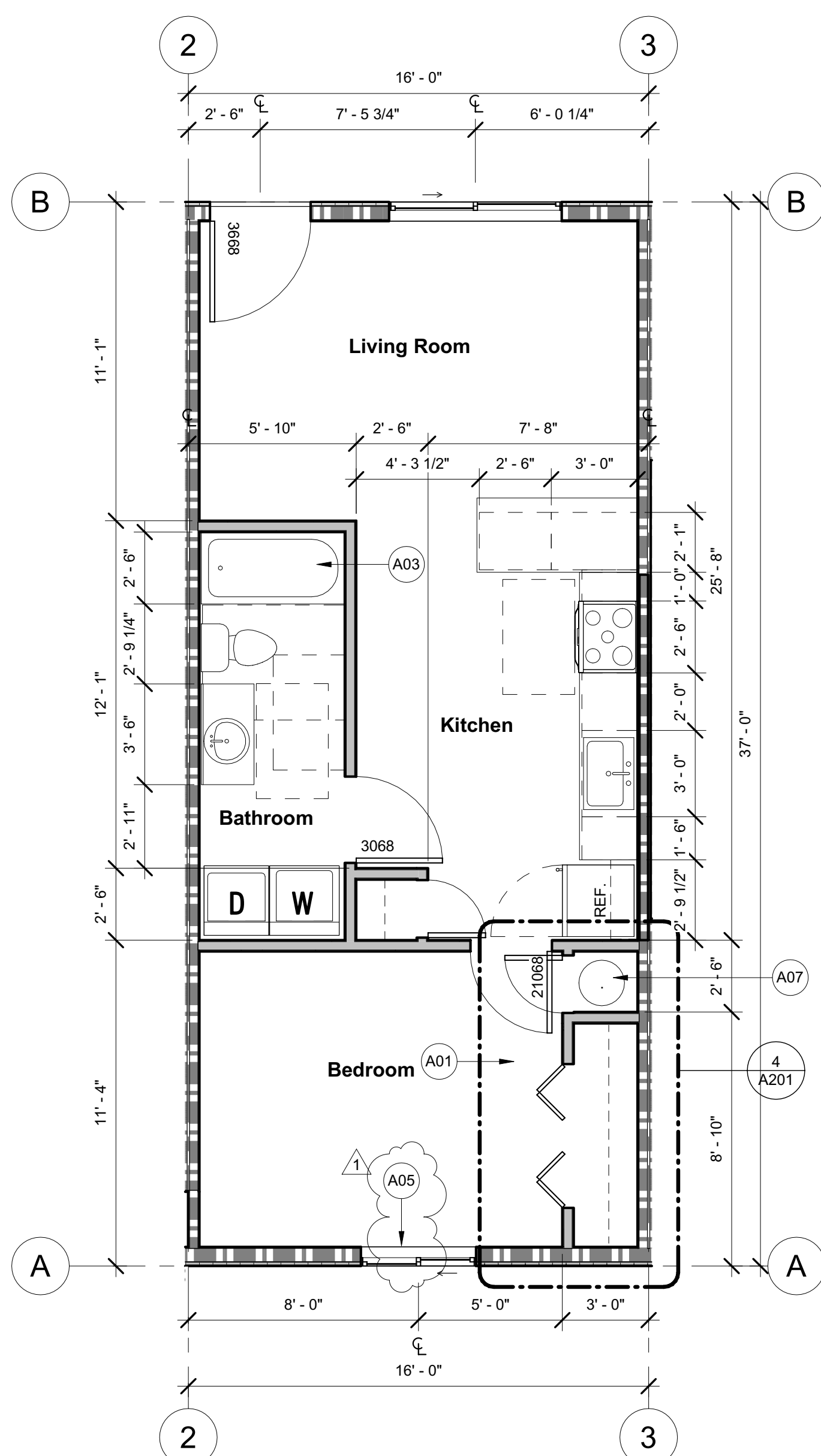
ARIZONA, U.S.A.

A150

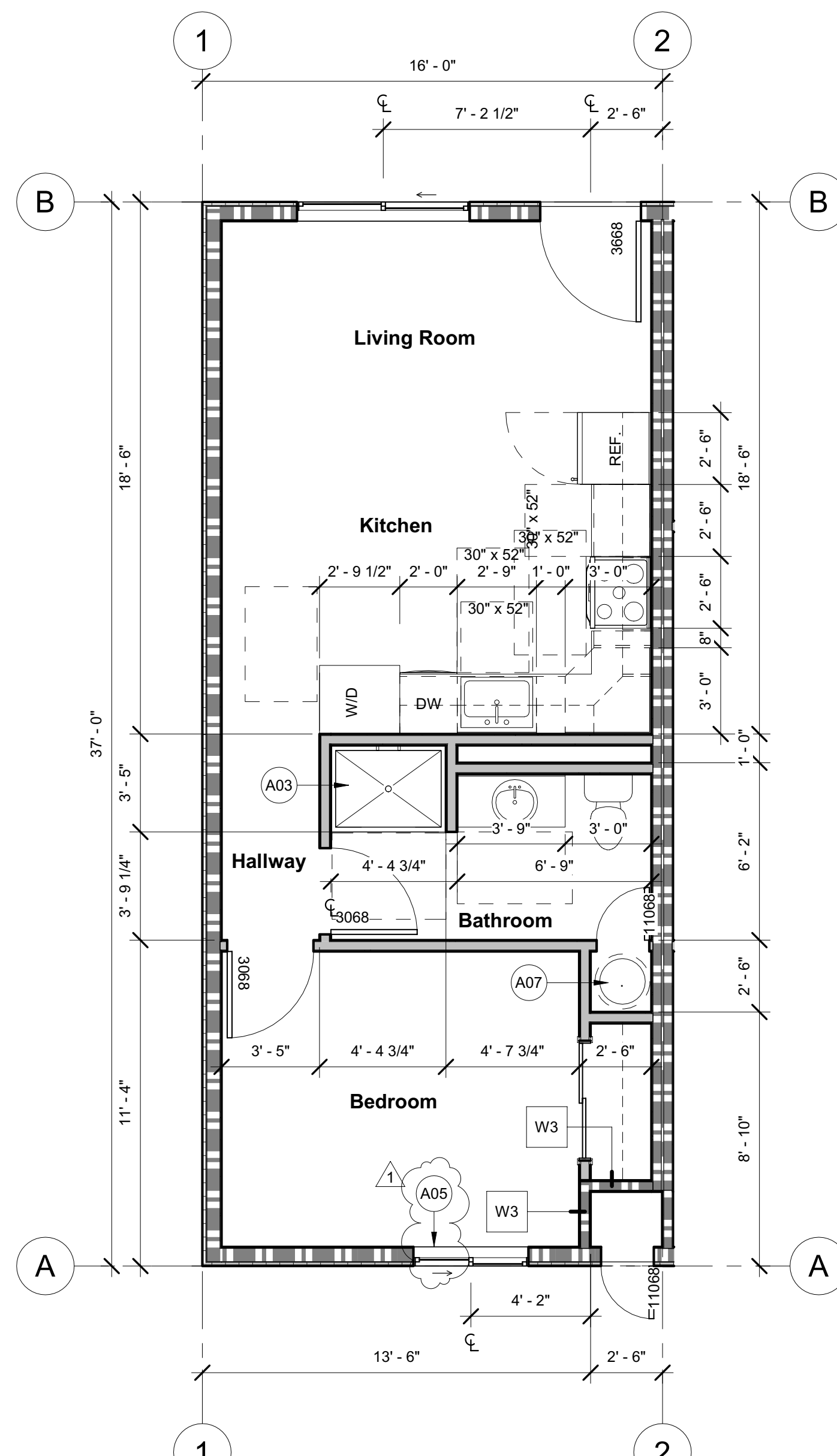
FITNESS CENTER FLOOR PLAN



UNIT 2B - 2-BEDROOM UNIT - TYPE "B" -
1st Floor
1/4" = 1'-0"



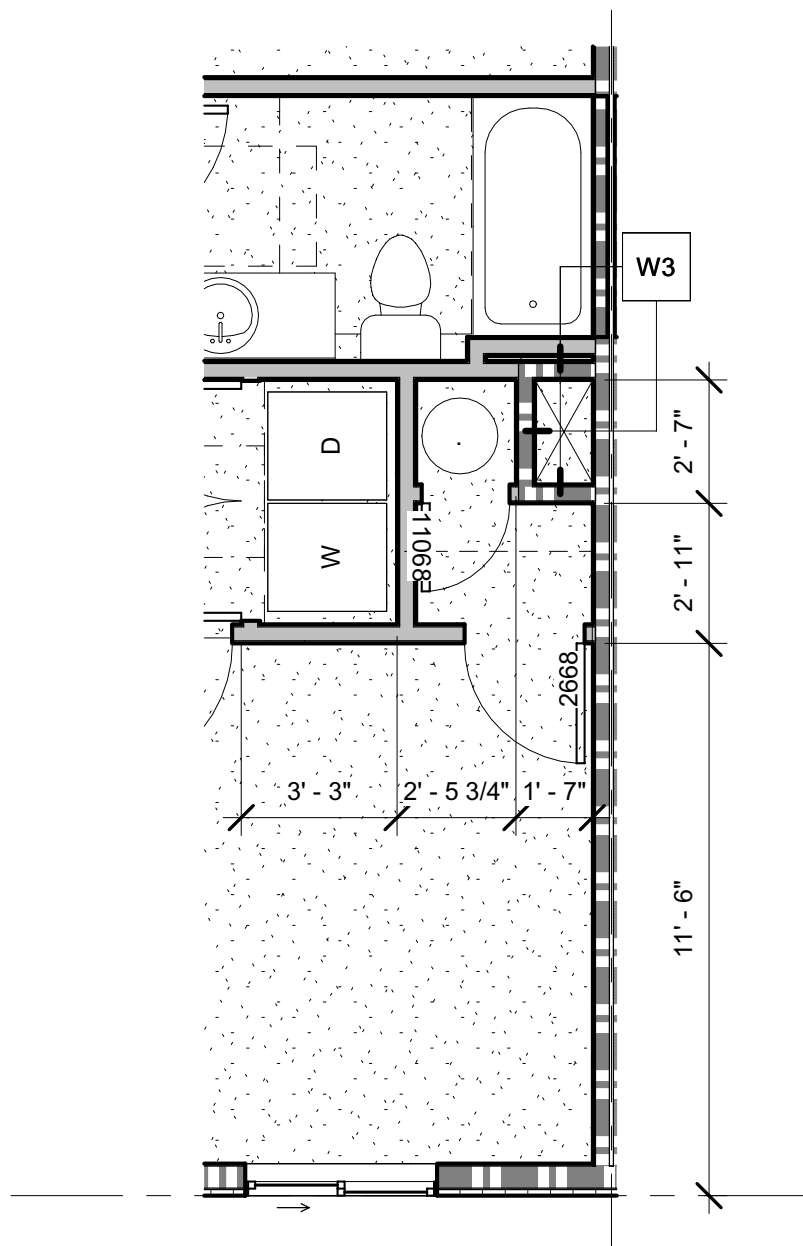
UNIT 1B - 1-BEDROOM UNIT - TYPE "B" -
1st Floor
1/4" = 1'-0"



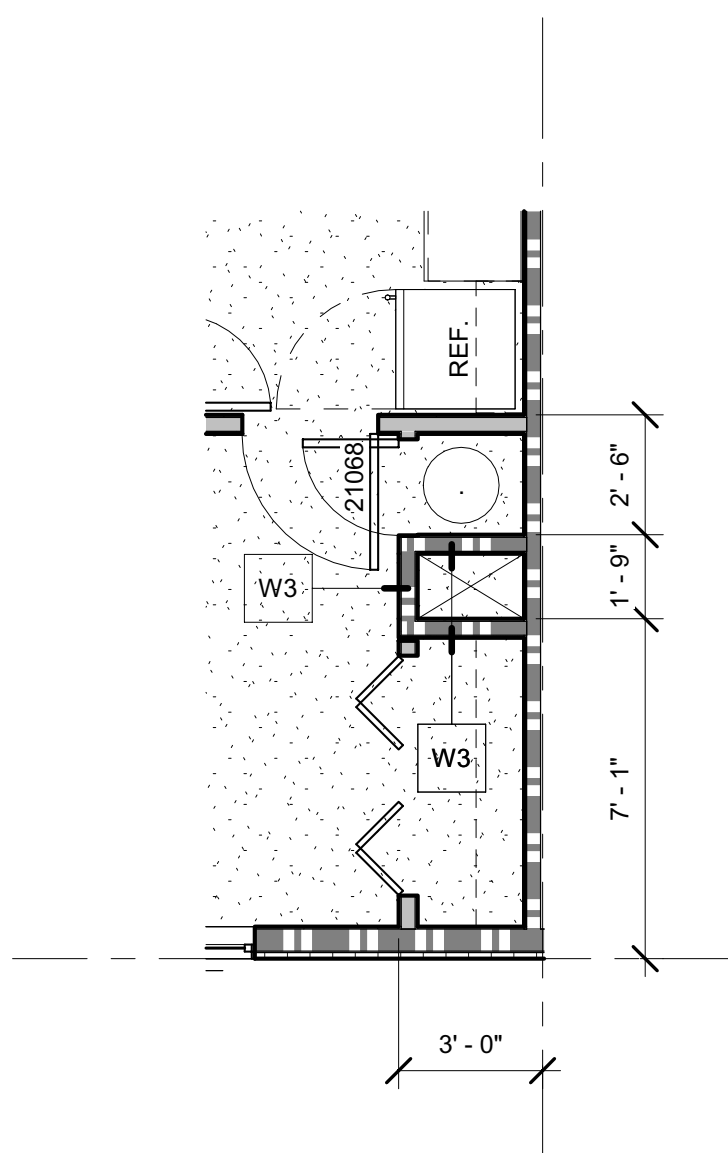
UNIT 1A - 1-BEDROOM UNIT - TYPE "A"
1/4" = 1'-0"

- 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.

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



2-BEDROOM UNIT - 2ND FLOOR
1/4" = 1'-0"



1-BEDROOM UNIT - 2ND FLOOR
1/4" = 1'-0"

OWNER
TPSA LLC

PROPERTY
ILLINI HOUSE
23 E Illini St.
Phoenix, AZ 85040

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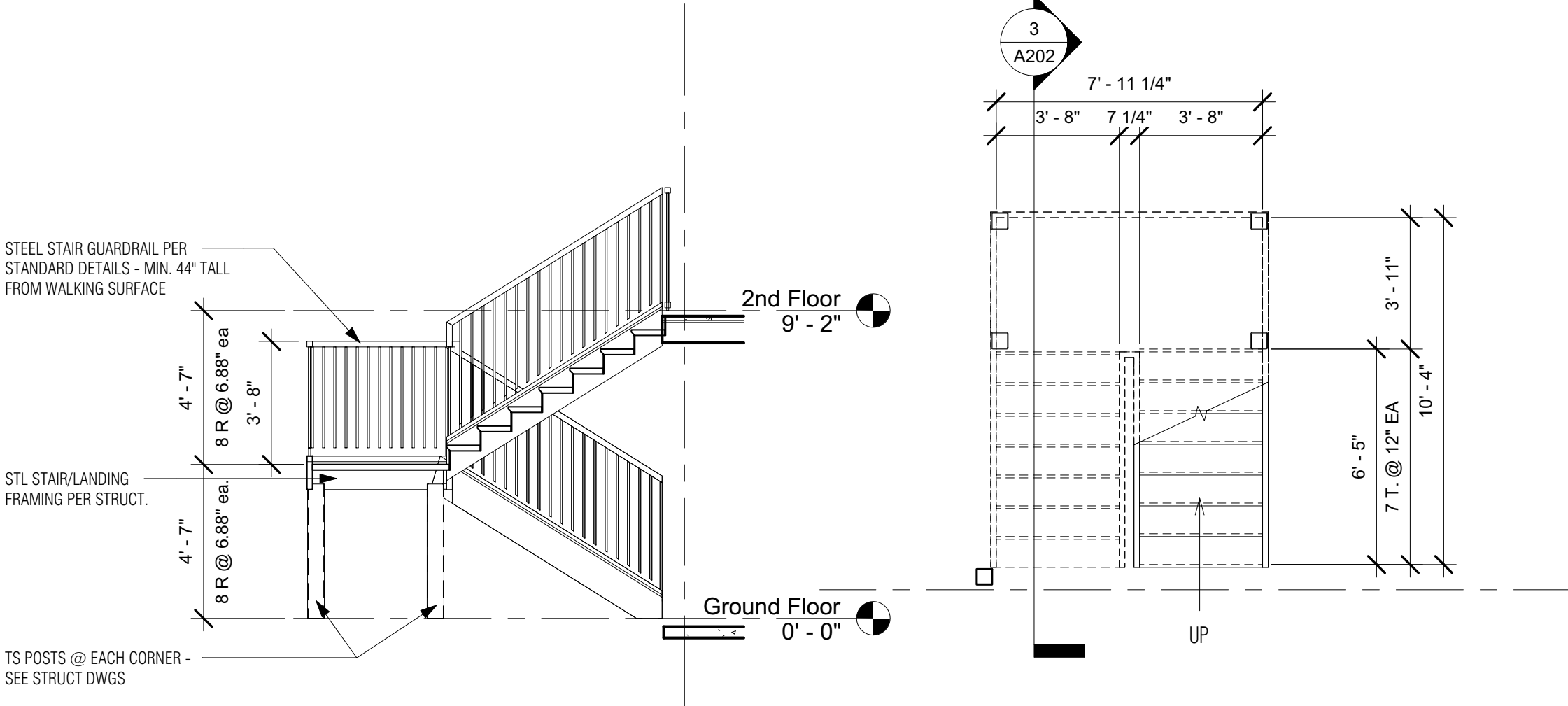
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602-620-0046 - rodneysrh@gmail.com

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EXP: 03-31-2020
33331
RODNEY R. SHERRARD
01-24-2020
Arizona, U.S.

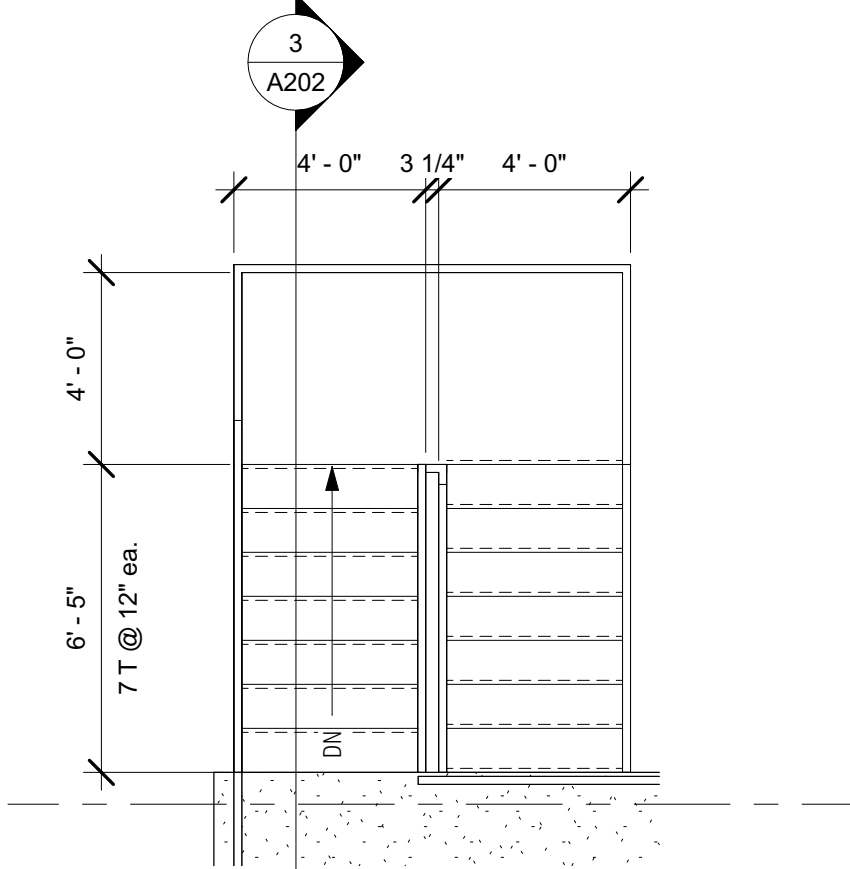
A201

UNIT PLANS - 1 & 2 BEDROOMS



3 Stair Section
1/4" = 1'-0"


1 1st Floor Stair Plan
1/4" = 1'-0"



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

No.	Description	Date
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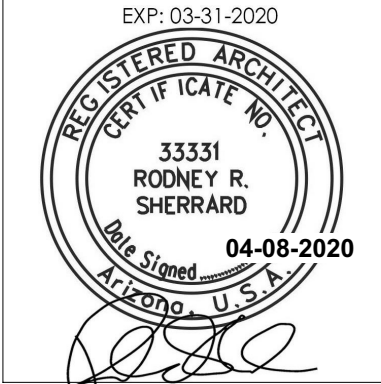
OWNE R	TPSA LLC	
PROPERT Y	ILLINI HOUSE 23 E Illini St. Phoenix, AZ 85040	



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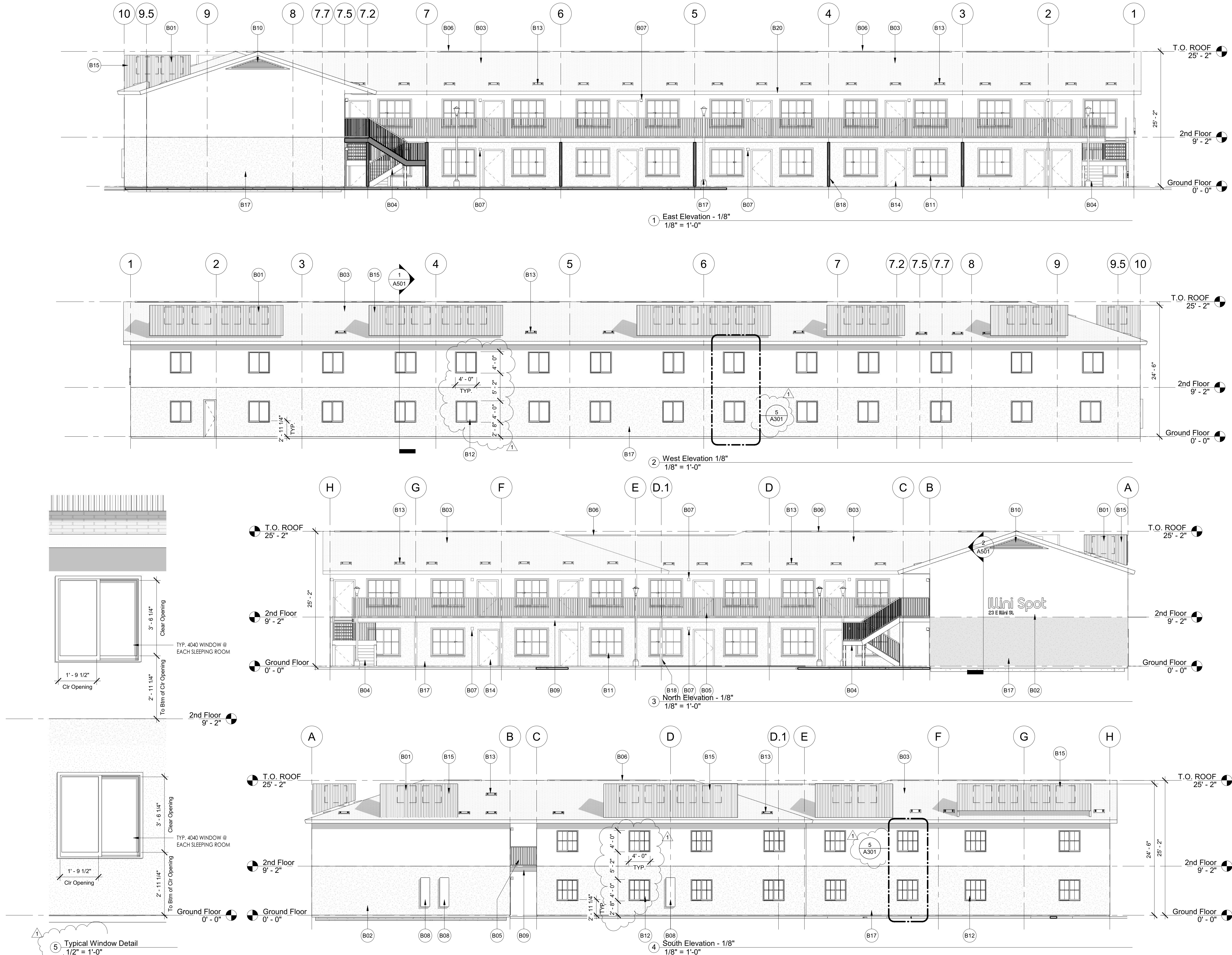
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SCOTTSDALE, AZ 85254
602-620-0046 - rodneysh@gmail.com

Project number	Project Number
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Checked by	Checker
Scale	1/4" = 1'-0"



A202

STAIR PLANS



ALLOWABLE OPENINGS (Chapter 7, Table 705.8)	
SECTION 705.8	
ALLOWABLE OPENINGS IN EXTERIOR WALLS (TABLE 705.8)	
DEGREE OF OPENING PROTECTION: UNPROTECTED, SPRINKLERED (UP, S)	
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
WEST ELEVATION - 5' FROM PL	
ALLOWABLE AREA = 25%	
TOTAL AREA = 17.25' x 188.5' = 3,251 SF	
ALLOWABLE OPENINGS = 3251 X .15 = 487 SF	
1 DOOR OPENING OF 20 SF	
TOTAL OPENINGS = 468 SF	
468 SF < 487 SF	
OPENINGS ARE OK	
NORTH ELEVATION - 20' FROM PL	
ALLOWABLE AREA = NO LIMIT	
EAST ELEVATION - 10' FROM PL	
ALLOWABLE AREA = 45%	
TOTAL AREA = 788 SF	
ALLOWABLE OPENINGS = 788 X .45 = 355 SF	
AREA OF OPENINGS: CABLE VENT = 12 SF	
12 SF < 355 SF	
OPENINGS ARE OK	
SOUTH ELEVATION - 15' FROM PL	
ALLOWABLE AREA = 75%	
TOTAL AREA = 17.25' x 149' = 2,570 SF	
ALLOWABLE OPENINGS = 2570 X .75 = 1927 SF	
AREA OF OPENINGS: 16 WINDOWS X 16 SF EACH = 256 SF	
256 SF < 1927 SF	
OPENINGS ARE OK	

- Exterior Elevation Keynotes
- B01 ROOF MOUNTED A/C PACKAGE UNIT - SEE MECHANICAL PLANS
 - B02 BUILDING SIGNAGE - UNDER SEPARATE PERMIT
 - B03 NEW 3-TAB ASPHALT SHINGLES OVER BUILDING PAPER OVER ROOF SHEATHING
 - B04 STEEL STAIR, STRINGER, POSTS, RAILING - PAINTED. SEE STRUCTURAL DWGS FOR STL DETAILS
 - B05 STEEL GUARDRAIL @ 2ND FLOOR WALKWAY - PAINTED.
 - B06 NEW ROOF RIDGE VENT - SEE VENT CALCULATIONS ON ROOF PLAN
 - B07 NEW WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DWGS
 - B08 NEW ELECTRICAL PANEL & SERVICE TO BUILDING - SEE ELECTRICAL PLANS
 - B09 GLB @ 2ND FLOOR WALKWAY - PAINTED. SEE STRUCTURAL DWGS.
 - B10 CABLE END VENT - PAINTED DK GRAY TO MATCH FASCIA/TRIM.
 - B11 NEW DUAL PANE WINDOW UNIT - SEE WINDOW SCHEDULE
 - B12 NEW DUAL PANE WINDOW UNIT - VERIFY ALL NEW & EXISTING WINDOWS REQ'D FOR EGRESS TO BE LESS THAN 44" ABOVE FINISHED FLOOR - TYPICAL AT ALL SLEEPING ROOMS.
 - B13 NEW OHAGEN ROOF VENT @ ROOF. SEE ROOF PLAN
 - B14 NEW ENTRY DOOR - SEE DOOR SCHEDULE.
 - B15 CORRUGATED METAL MECHANICAL SCREEN - SEE DETAIL XX/XX
 - B17 NEW STUCCO SYSTEM OVER STUD WALLS
 - B18 NEW WOOD POST 2ND FLOOR WALKWAY - PAINTED. SEE STRUCTURAL DWGS.
 - B20 8" WOOD FASCIA BOARD - PAINTED

No.	Description	Date
1	CITY REDLINES	04/08/2020

OWNE
R

TPSA LLC

PROPERTY
Y

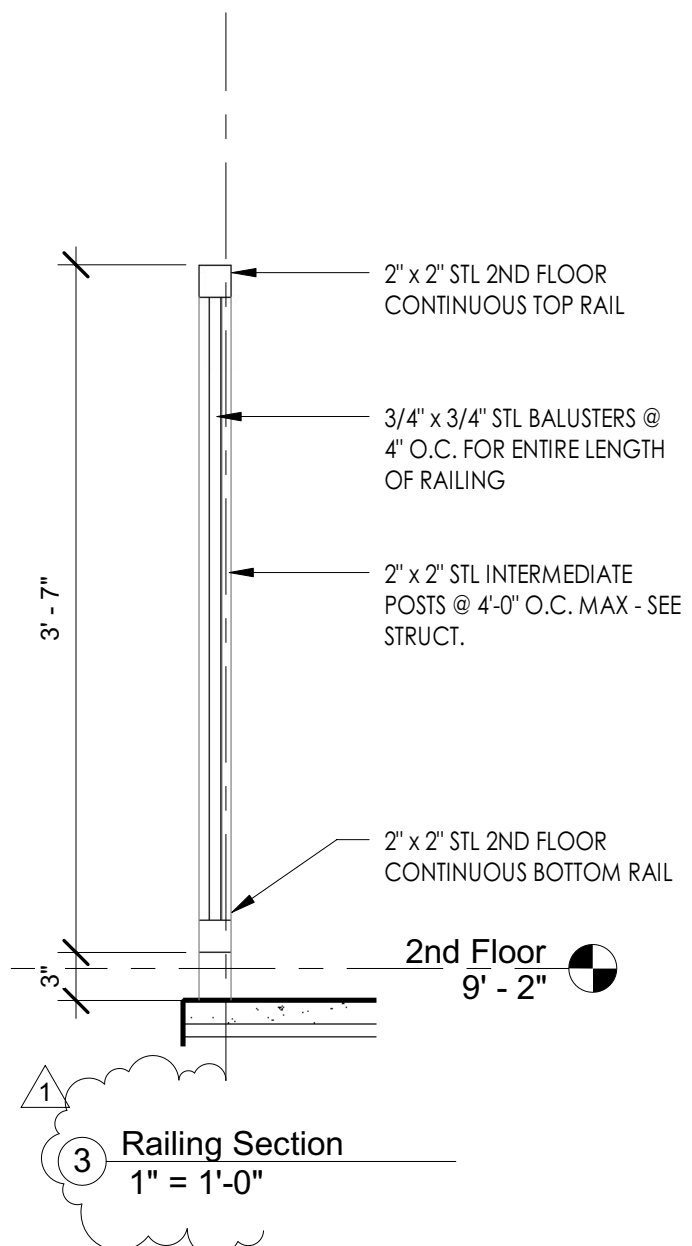
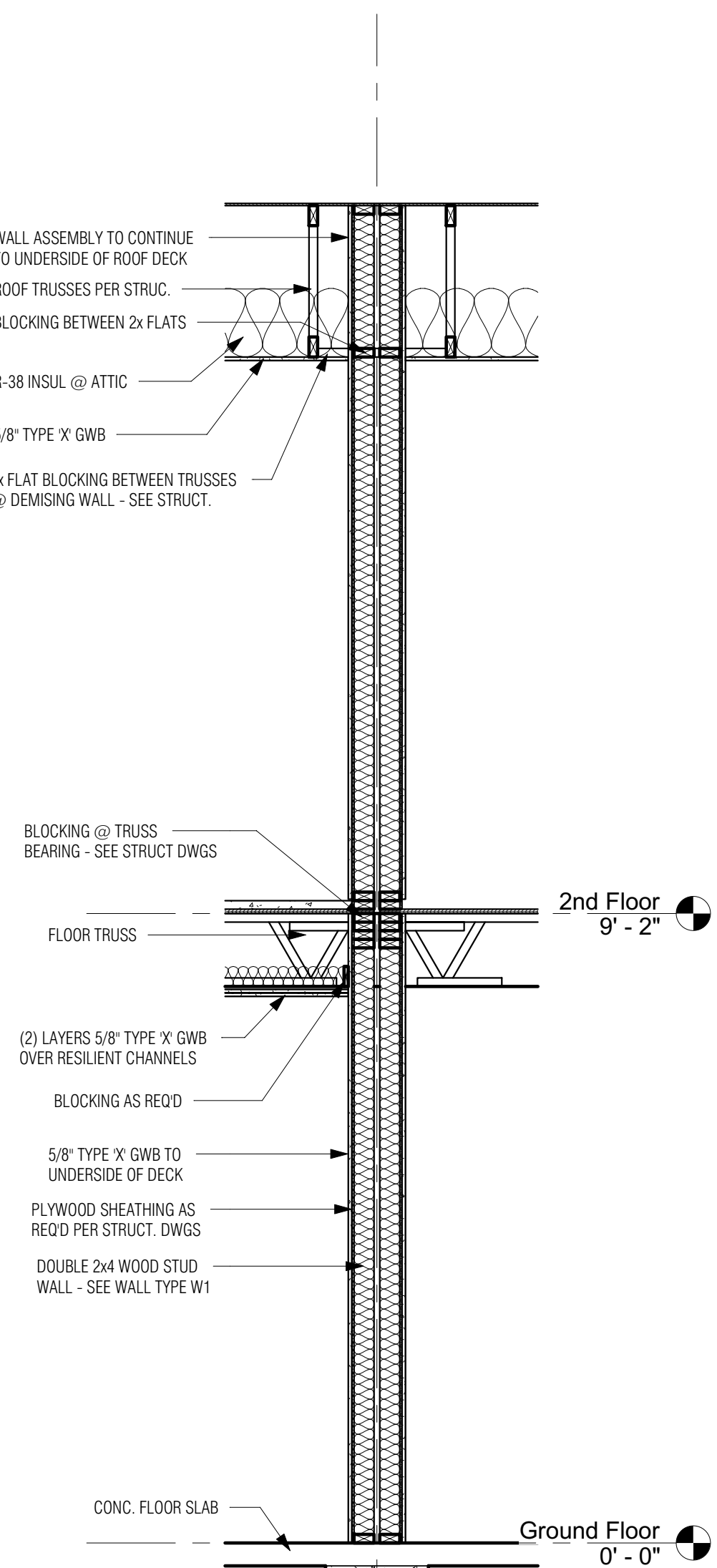
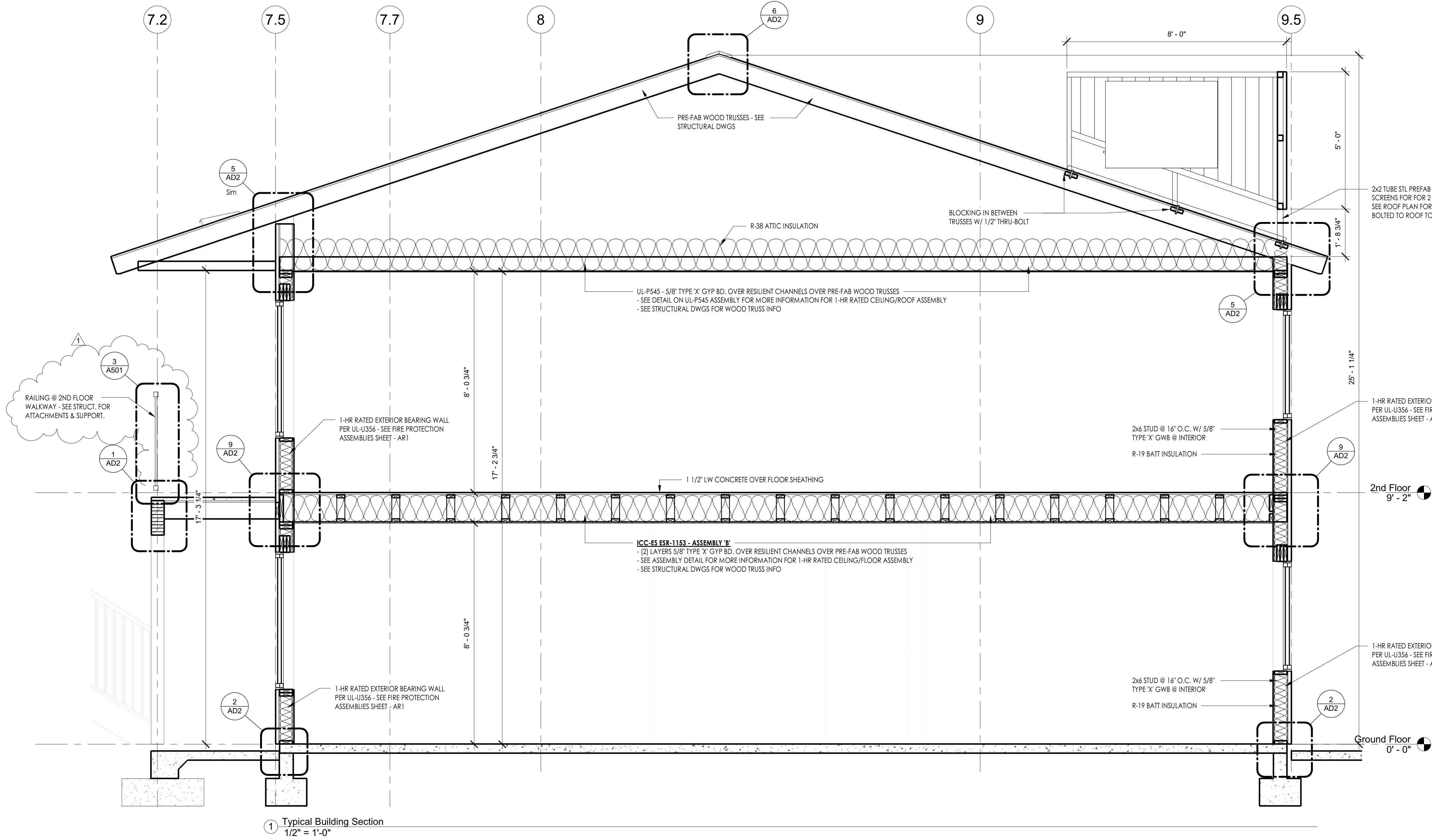
ILLINI HOUSE
23 E Illini St.
Phoenix, AZ 85040

RSArchitecture	
PROJECT CONSULTING	
6324 E SANDRA TERRACE SCOTTSDALE, AZ 85254 602-620-0046 - rodneys@rsa.com	
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A301

EXTERIOR ELEVATIONS



No.	Description	Date
1	CITY REDLINES	04/08/2020

OWNE
R

TPSA LLC

PROPERTY

ILLINI HOUSE

23 E Illini St.

Phoenix, AZ 85040

RSArchitecture
PROJECT CONSULTING

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SCOTTSDALE, AZ 85254
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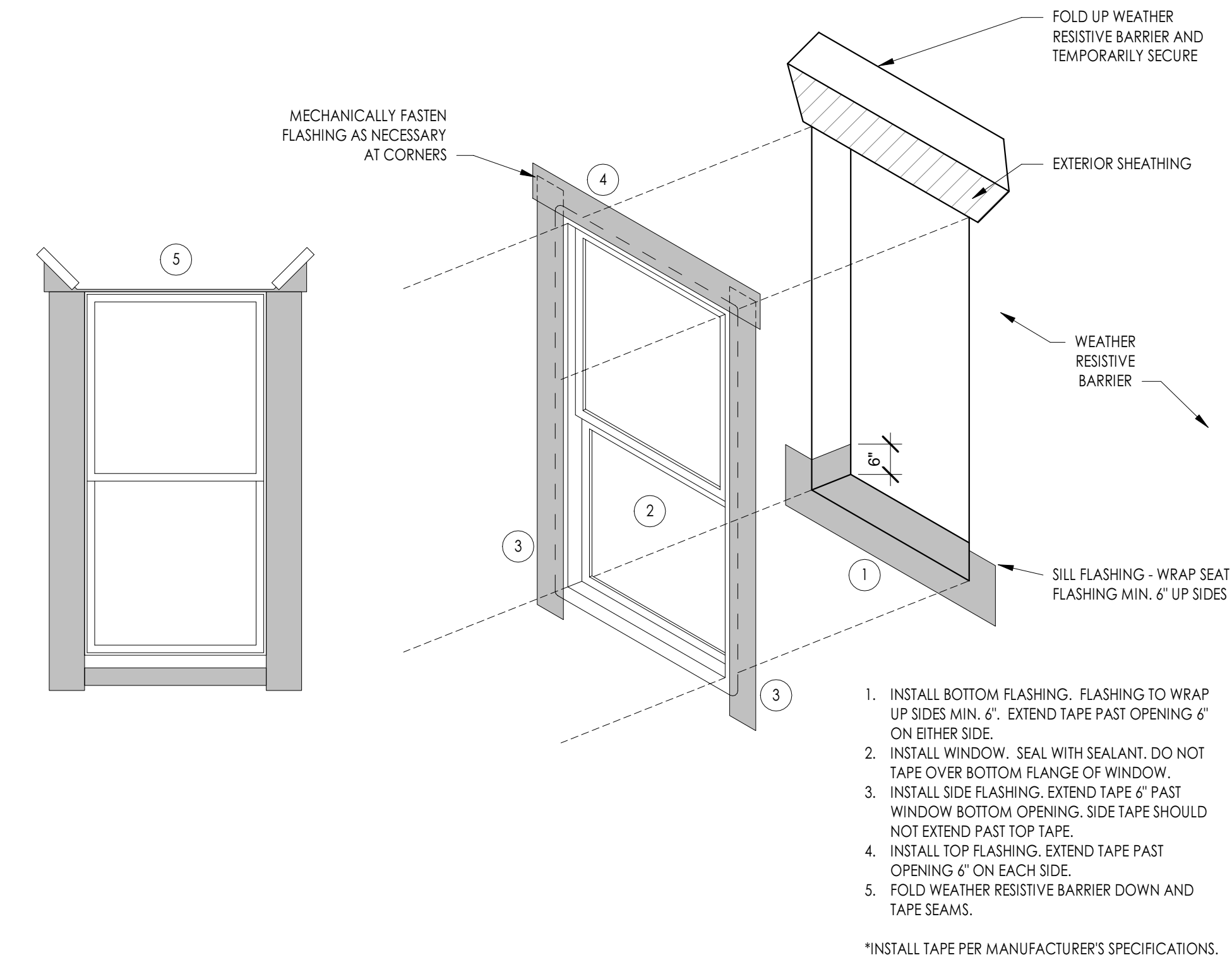
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Date04-08-2020
Drawn byAuthor
Checked byChecker
ScaleAs indicated

EXP: 03-31-2020
33331
RODNEY R. SHERRARD
04-08-2020

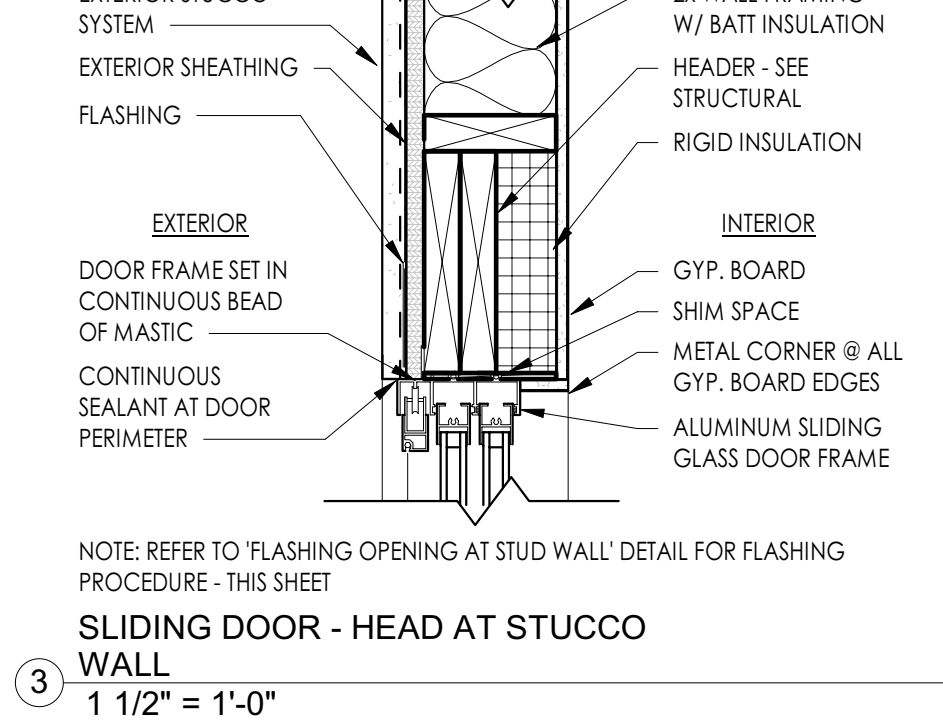
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BUILDING SECTIONS

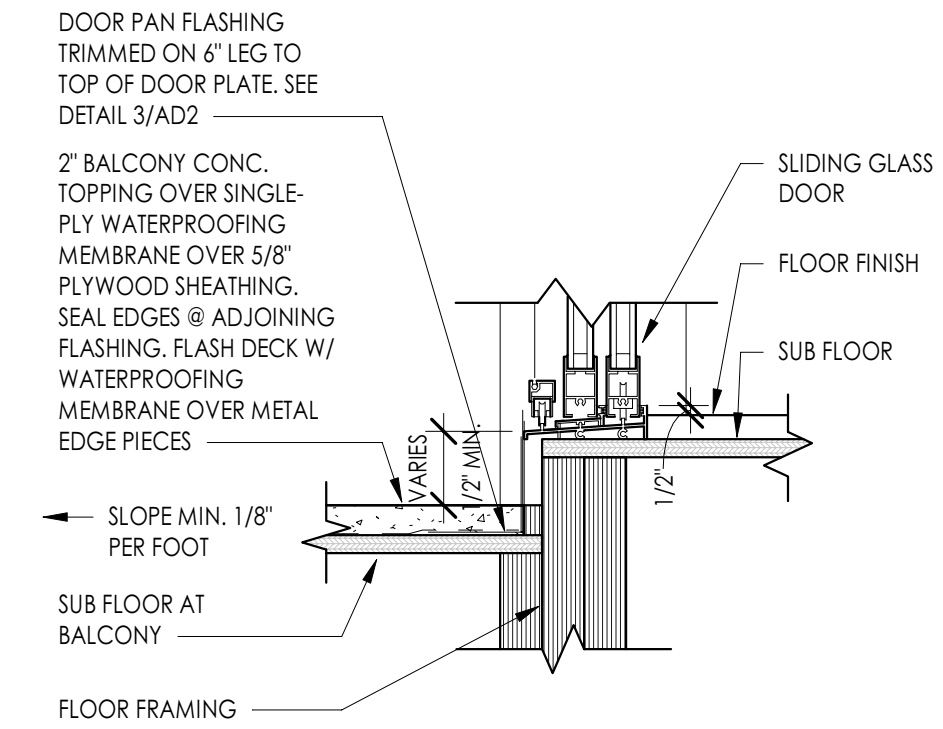
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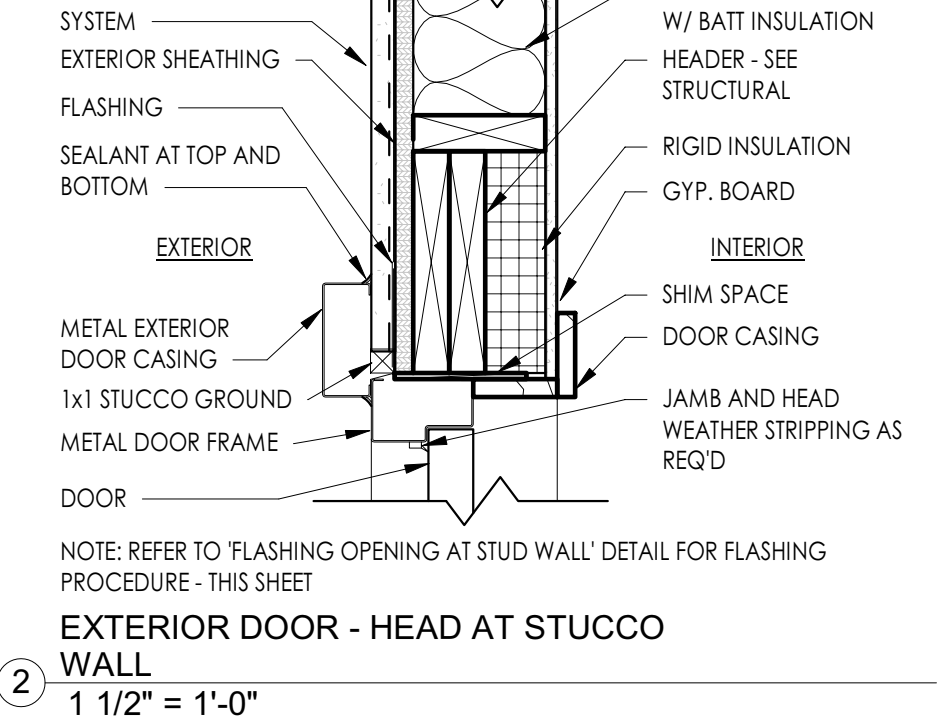
10 FLASHING - OPENING AT STUD WALLS
1 1/2" = 1'-0"



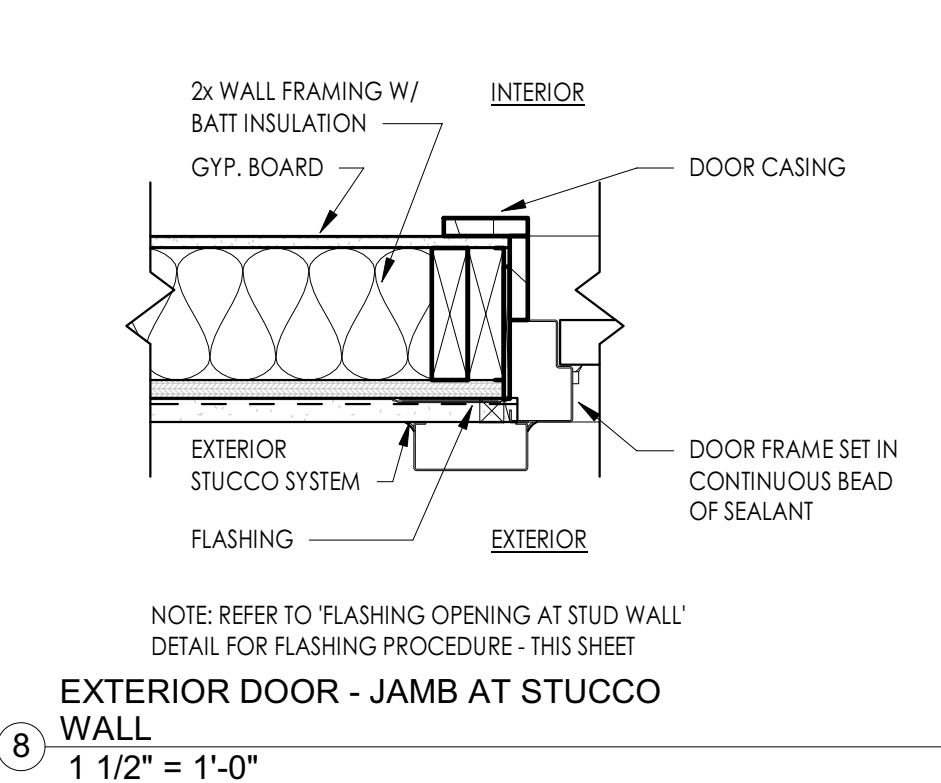
3 SLIDING DOOR - HEAD AT STUCCO WALL
1 1/2" = 1'-0"



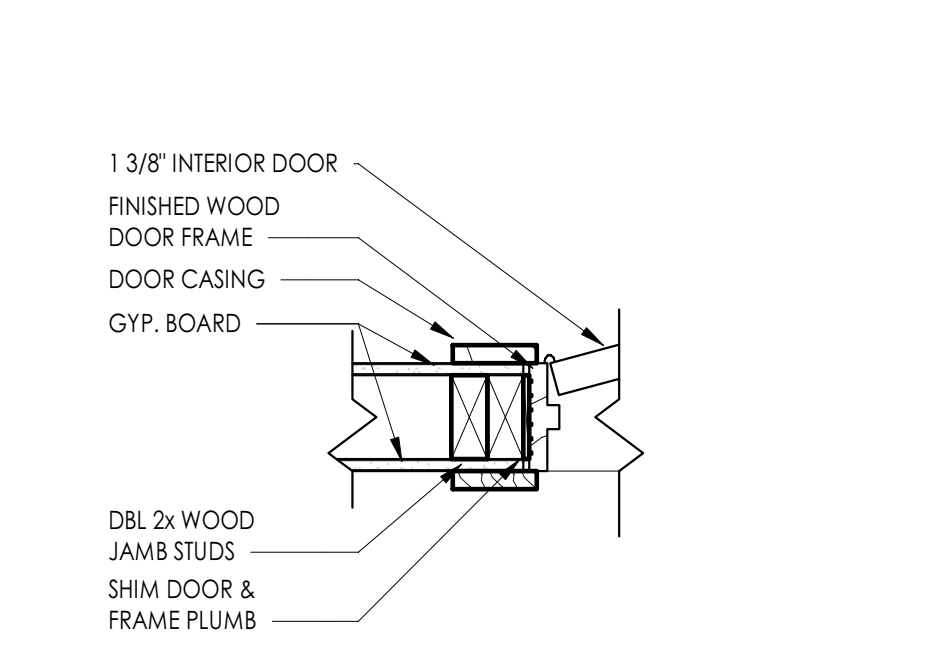
15 SLIDING DOOR - BALCONY AT THRESH.
1 1/2" = 1'-0"



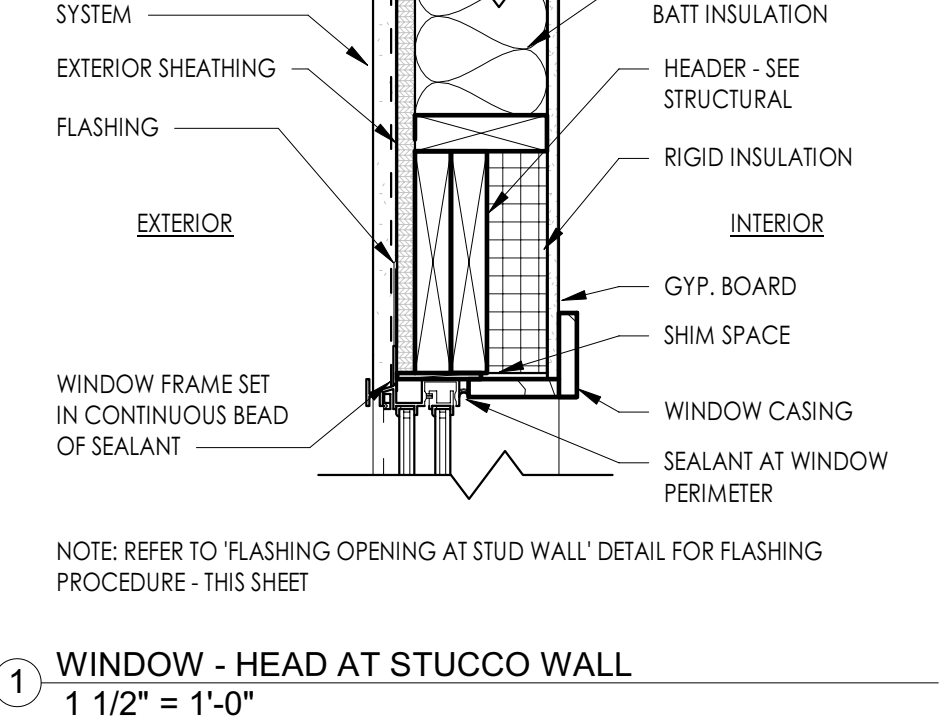
2 EXTERIOR DOOR - HEAD AT STUCCO WALL
1 1/2" = 1'-0"



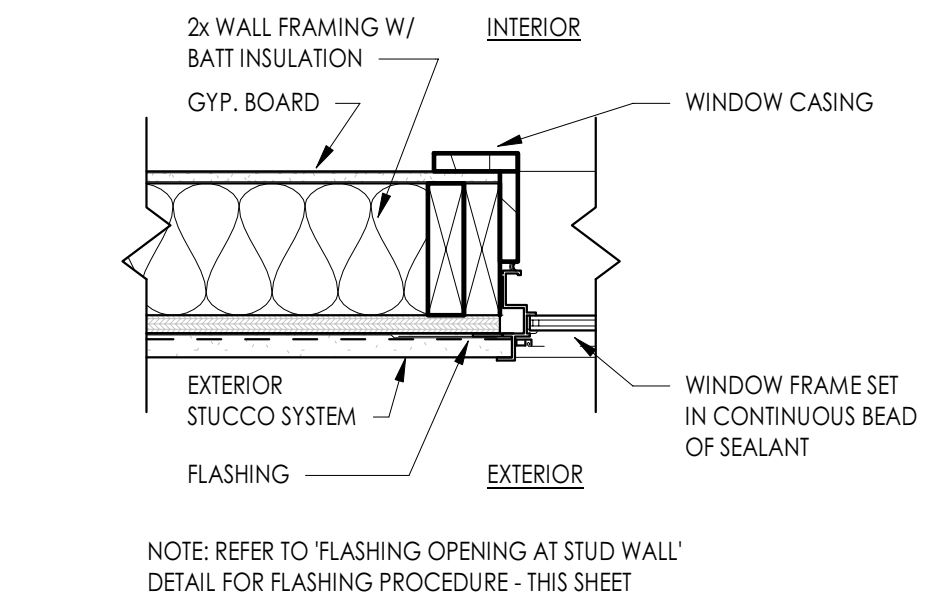
8 EXTERIOR DOOR - JAMB AT STUCCO WALL
1 1/2" = 1'-0"



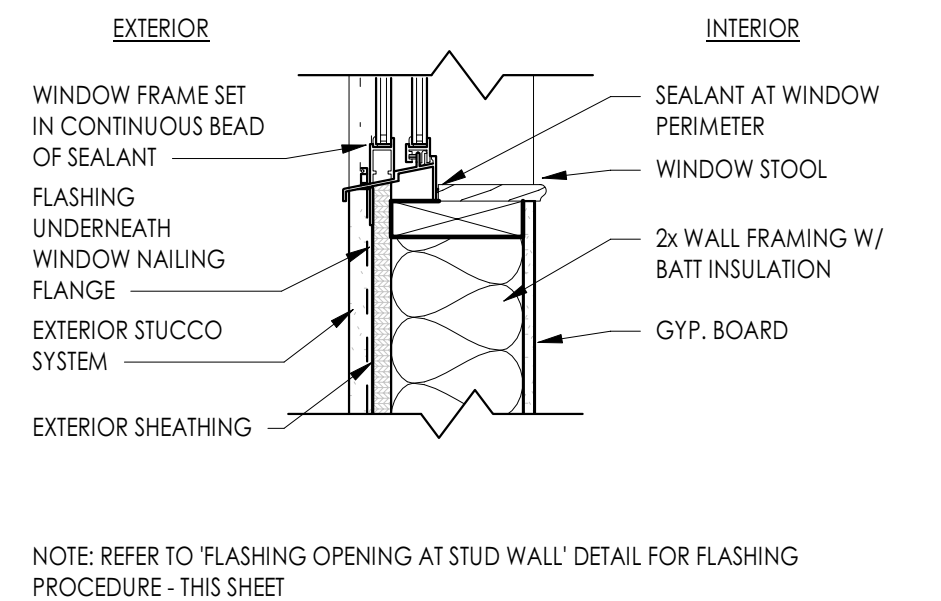
14 INTERIOR DOOR - JAMB
1 1/2" = 1'-0"



1 WINDOW - HEAD AT STUCCO WALL
1 1/2" = 1'-0"

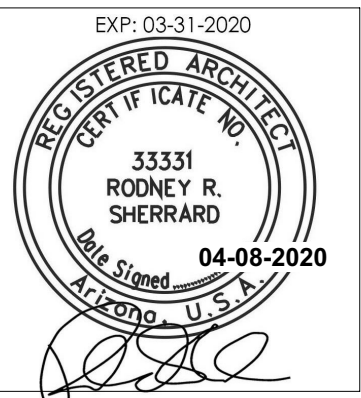


7 WINDOW - JAMB AT STUCCO WALL
1 1/2" = 1'-0"



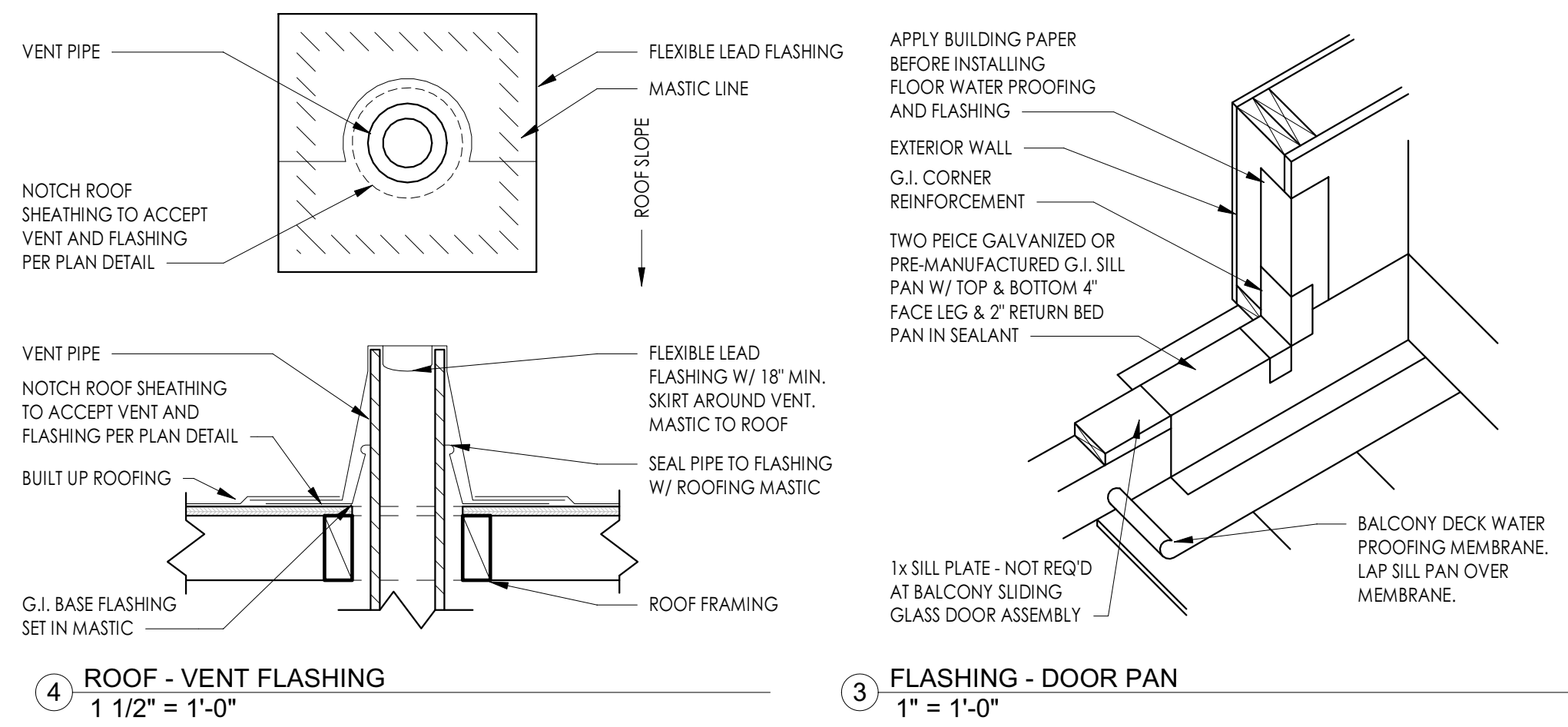
13 WINDOW - SILL AT STUCCO WALL
1 1/2" = 1'-0"

No.	Description	Date
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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		
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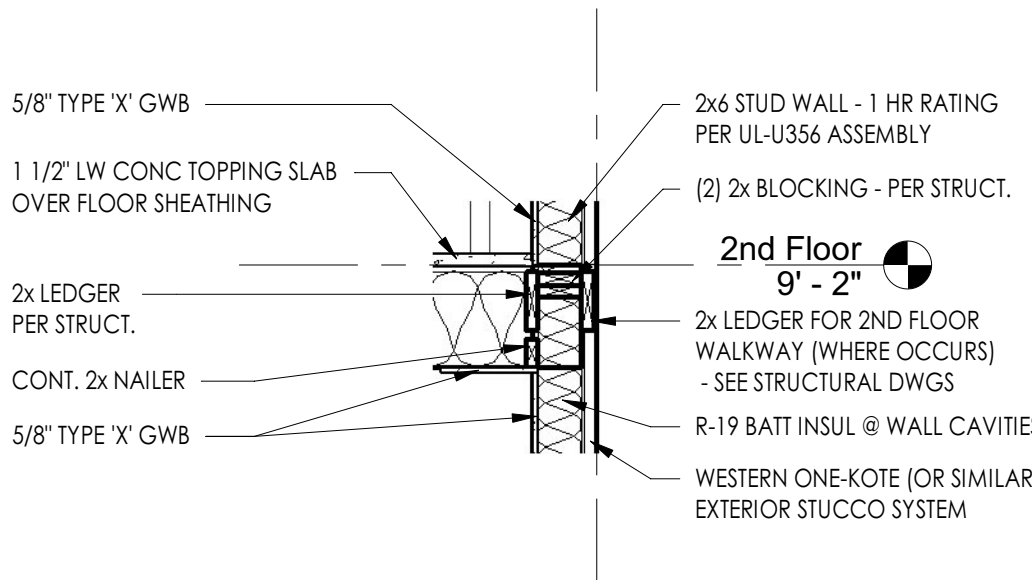


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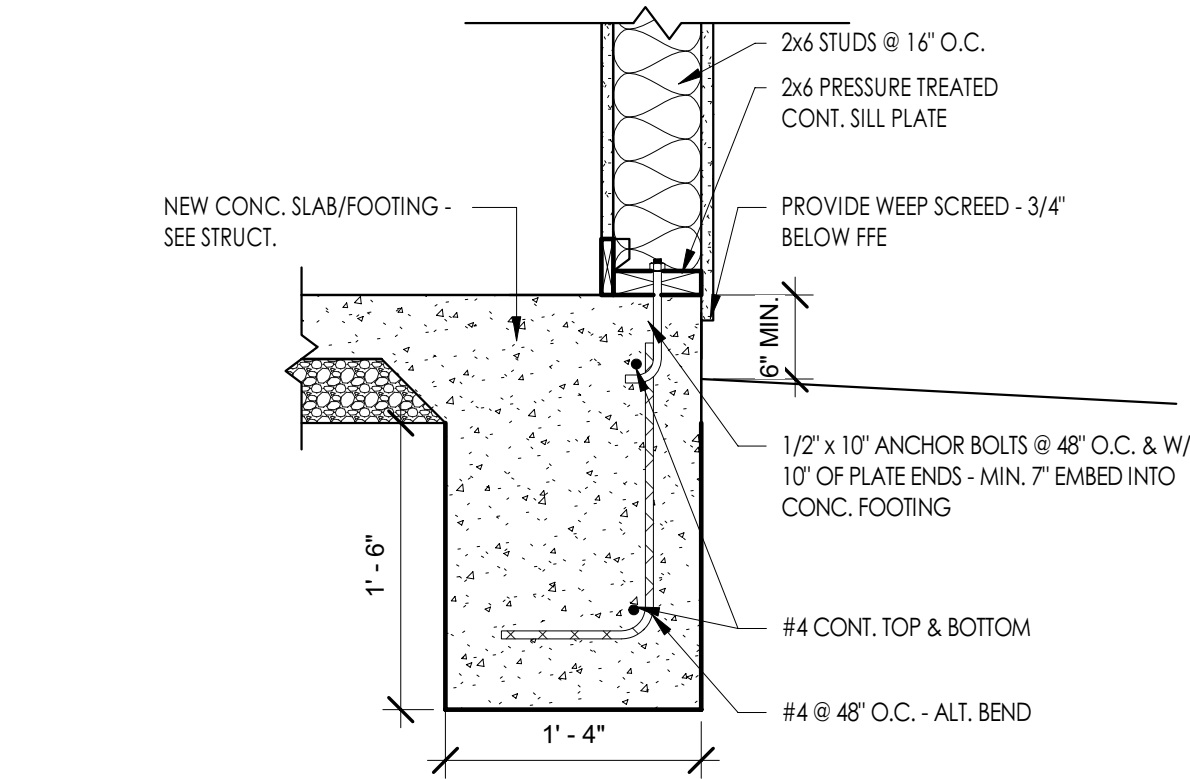
ARCHITECTURAL DETAILS



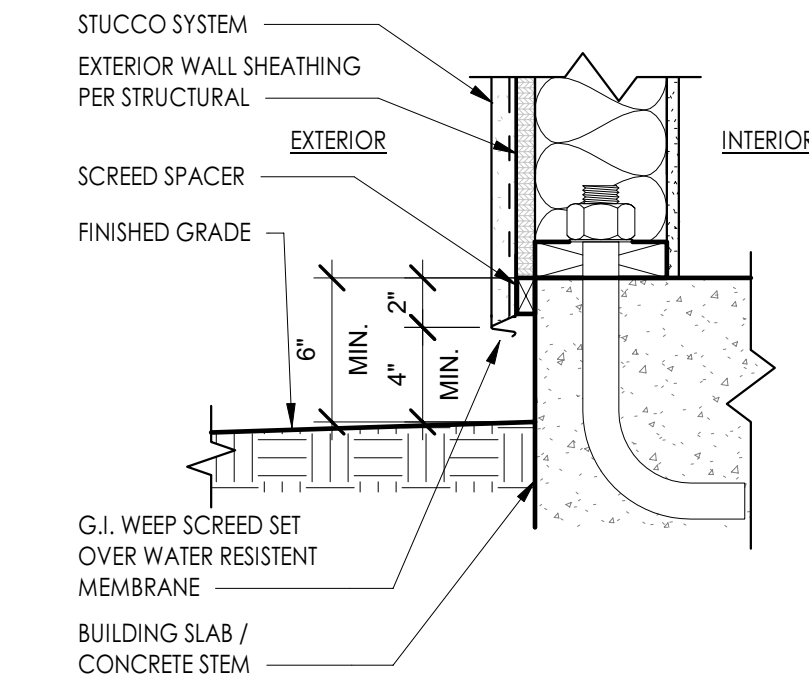
3 FLASHING - DOOR PAN
1" = 1'-0"



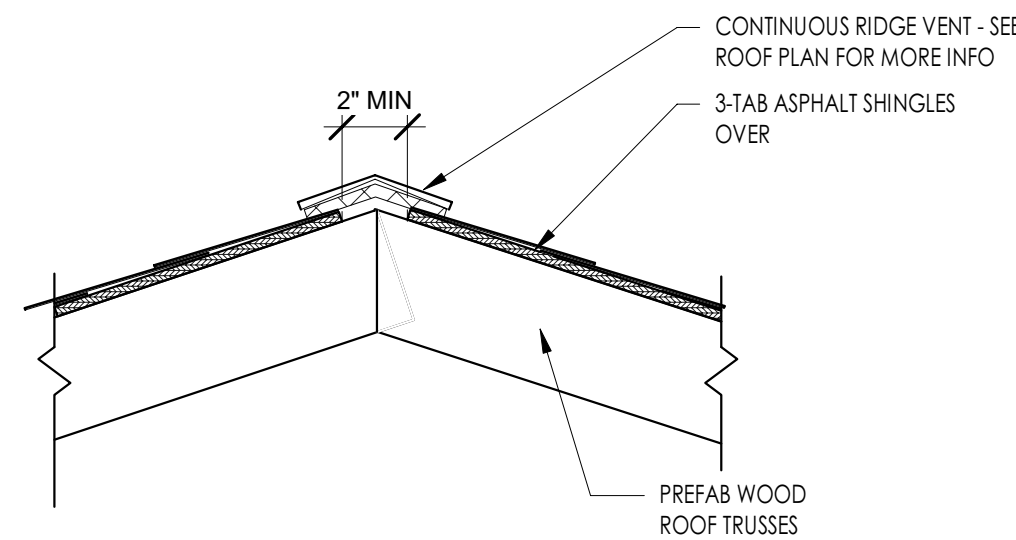
9 FLOOR TO WALL CONNECTION
1/2" = 1'-0"



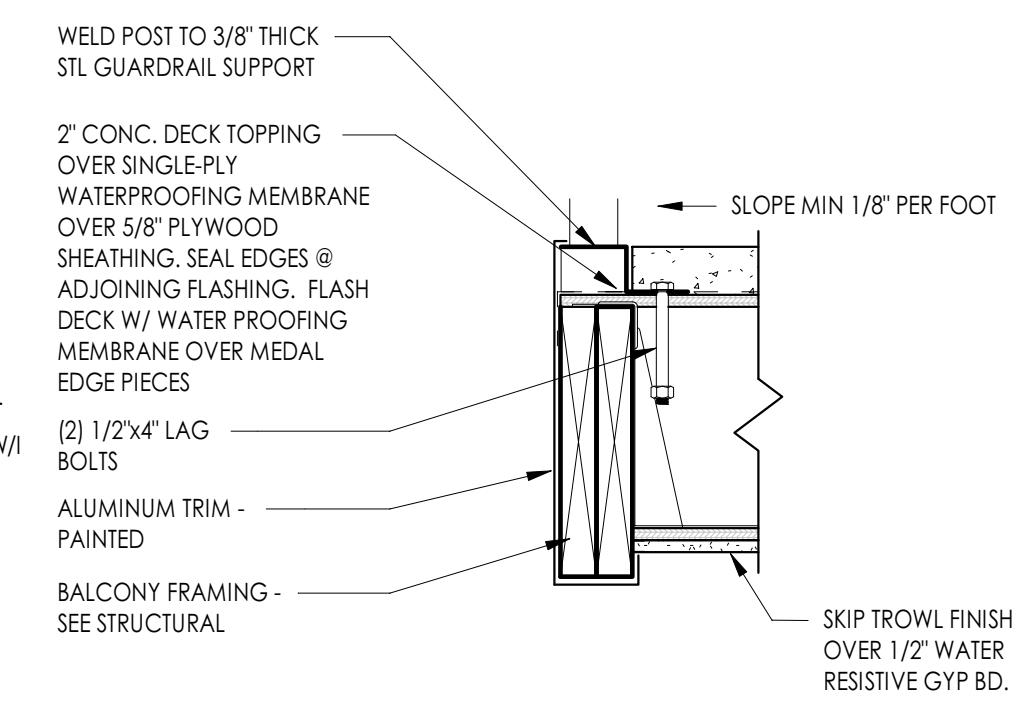
2 NEW SLAB EDGE
1" = 1'-0"



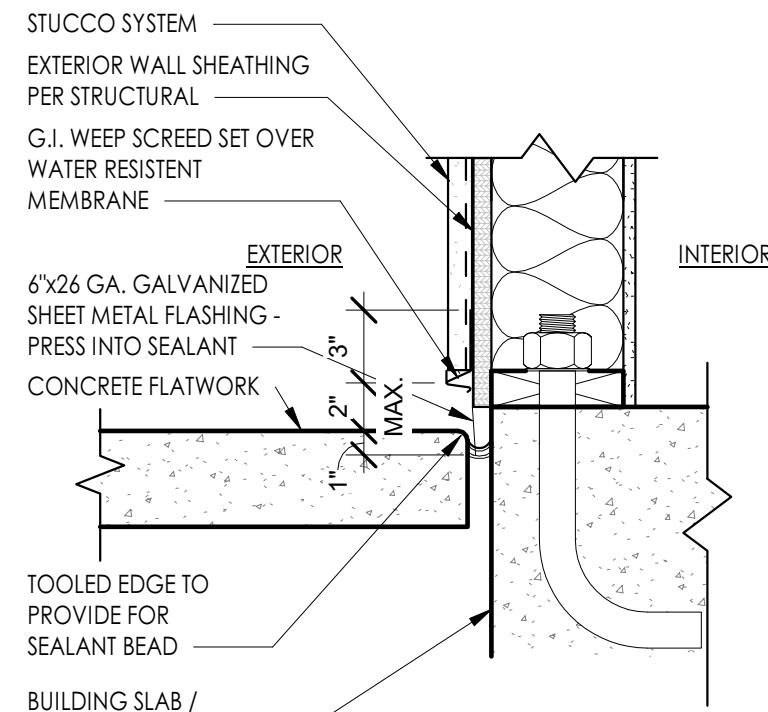
8 FLASHING - WEEP SCREED AT GRADE
1 1/2" = 1'-0"



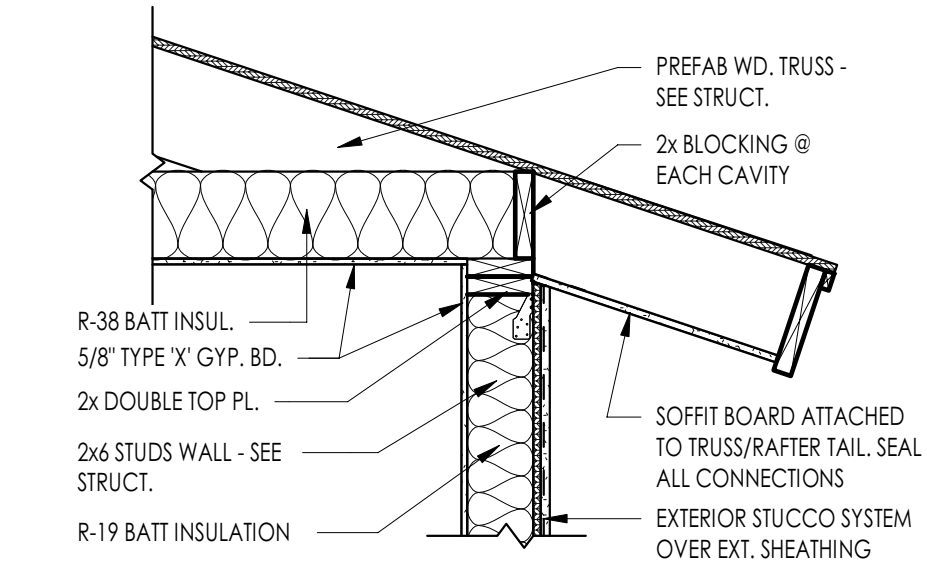
6 ROOF RIDGE DETAIL
1" = 1'-0"



1 FLASHING - BALCONY
1 1/2" = 1'-0"



7 FLASHING - WEEP SCREED AT CONCRETE
1 1/2" = 1'-0"



5 ROOF/EAVE DETAIL
3/4" = 1'-0"

No.	Description	Date
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OWNE R	TPSA LLC
PROPERT Y	ILLINI HOUSE 23 E Illini St. Phoenix, AZ 85040

RSArchitecture
PROJECT CONSULTING

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

EXP: 03-31-2020

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RODNEY R. SHEPPARD
04-08-2020
Arizona - U.S.A.

AD2

ARCHITECTURAL DETAILS