

8/12/2017 4:52:27 PM
IF THIS IS NOT 24"x36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY
11/2"=1'-0"

TRACT TABLE

LOT 1	1,468 SQ. FT. 0.033 ACRES
LOT 2	1,461 SQ. FT. 0.033 ACRES
LOT 3	1,461 SQ. FT. 0.033 ACRES
LOT 4	1,461 SQ. FT. 0.033 ACRES
LOT 5	1,461 SQ. FT. 0.033 ACRES
LOT 6	1,461 SQ. FT. 0.033 ACRES
LOT 7	1,468 SQ. FT. 0.033 ACRES
TRACT A	21,199 SQ. FT. 0.647 ACRES

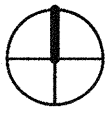
SITE PLAN NOTES

- Development and use of this site will conform with all applicable codes and ordinances.
- Any lighting will be placed so as the 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 noise, odor, or vibration emitted by uses in the area outside of the site.
- Owners of property adjacent to public rights-of-way, or a property owner's association, will have the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with approved plans.
- All signage requires separate review, approvals, and permits. No signs are approved per this plan.
- Additional individual lot requirements (i.e. setbacks, wall elevations) are located on the Final Site Plan.

Date 10/05/2018

I consent to the reproduction of this site plan for the purpose of future amendments provided that if modifications are made, the Architects who make such changes assume full responsibility and liability for the plan.

VICINITY MAP



CODE DATA

APPLICABLE BUILDING CODES:	2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL BUILDING CODE *FOR USE AS REFERENCED IN THE IRC 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL MECHANICAL CODE 2012 INTERNATIONAL FIRE CODE, *WITH PHOENIX AMENDMENTS 2017 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL GREEN CONSTRUCTION CODE *FOR VOLUNTARY USE ONLY CURRENT PHOENIX ZONING ORDINANCE
PROJECT DESCRIPTION:	WOOD FRAMED 2 STORY TOWNHOME WITH ATTACHED GARAGE
CONSTRUCTION TYPE:	VB, SPRINKLERED

SITE PLAN NOTES

Number	Description
101	Property line.
102	Existing 20' alley. Alley shall not be used for fire department emergency access.
103	10'x20' site visibility triangle.
104	Curb cut to be ADA compliant.
105	Existing sidewalk.
106	Barbecue area. See landscape.
107	Existing bike lane.
108	Building signage - Moli Gardens.
109	Building overhang above.
110	Individual unit trash container. Typical at each unit.
111	Individual unit recycling container. Typical at each unit.
112	Decomposed granite. See landscape drawings.
113	Concrete drive with curb at all edges. See civil drawings.
114	Accessible pathway to unit entries made of concrete.
115	Zen garden. See landscape.
116	6'-0" Decorative CMU wall.
118	33' Right of Way.
119	Existing fire hydrant.
121	Guest parking at driveway.
122	Ballard with light.
123	Existing 6'-0" CMU wall to remain.
124	Moli Gardens North - Property to be developed in conjunction with Moli Gardens South.
125	8'-0" PUE.
126	Underground retention. See civil.
127	Entry gate.
129	Utility pole to be removed - consequent utilities to be buried.
130	Utility pole to remain.
131	Unit entry number with light.
132	Existing Street Light
133	Existing Light to be removed along with utility pole
134	Existing damaged utility pole to be replaced.
135	Concrete curb.

PROJECT INFORMATION

PROJECT NAME AND ADDRESS

DESIGN TEAM

APPLICANT:

LEGAL DESCRIPTION

PROJECT DESCRIPTION

This project will demolish 1 existing residence, then combine 3 properties into 1 lot. The new building will consist of wood-framed 2-story, 3 bedroom townhouses with garages and front yards. There will be a total of 7 units and 1 common green space.

GENERAL ZONING ANALYSIS

PARCEL NUMBERS:

LOT AREA: 18,252 NSF (0.4190 ACRE)
23,737 GSF (0.5449 ACRE)

ZONING: R-4

CONSTRUCTION TYPE TYPE IV-A

BUILDING HEIGHT: PROPOSED
35'-6"

BUILDING FOOTPRINT: PROPOSED
8,740 S.F.

LOT COVERAGE: PROPOSED
8,740 / 18,252 = 48%

DWELLING UNIT DENSITY: PROPOSED
7 units(0.54) = 12.9 du/ac

SETBACKS: PROPOSED
Front (East): 25'-0"
Side (North): 14'-0"
Side (South): 20'-2"
Rear (West): 10'-0"

SIDEWALKS: 5'-0" Min. (Existing)

SPRINKLERED YES

PROPOSED LOT SALES: YES

MEDICAL OFFICES: NO

DEVELOPMENT OPTION: 4 - Single Family Attached (D)

PARKING REQUIRED: R-4
Per Section 702 (2 Per 3-Bedroom SFA)
7 x 2 = 14 Parking Stalls
7 x .25 Guest = 2 Parking Stalls
SEE VARIANCES FOR REDUCTION IN GUEST PARKING

PARKING PROVIDED: 7 - 2-Car Garages = 14 Stalls
14 - Reserved Guest Parking Spaces = 14 Stalls

Total Parking Provided
14 covered stalls
14 uncovered stalls
28 stalls on-site

OPEN SPACE: REQUIRED OPEN SPACE
23,737 x .05 = 1,186 S.F.

PROVIDED OPEN SPACE
20'-0" x 85'-0" = 1,700 S.F.
(exclusive of landscape buffer)

OPEN SPACE PERCENTAGE
1,700 S.F. / 23,737 G.S.F. = 7.2%

CONSTRUCTION DOCUMENTS

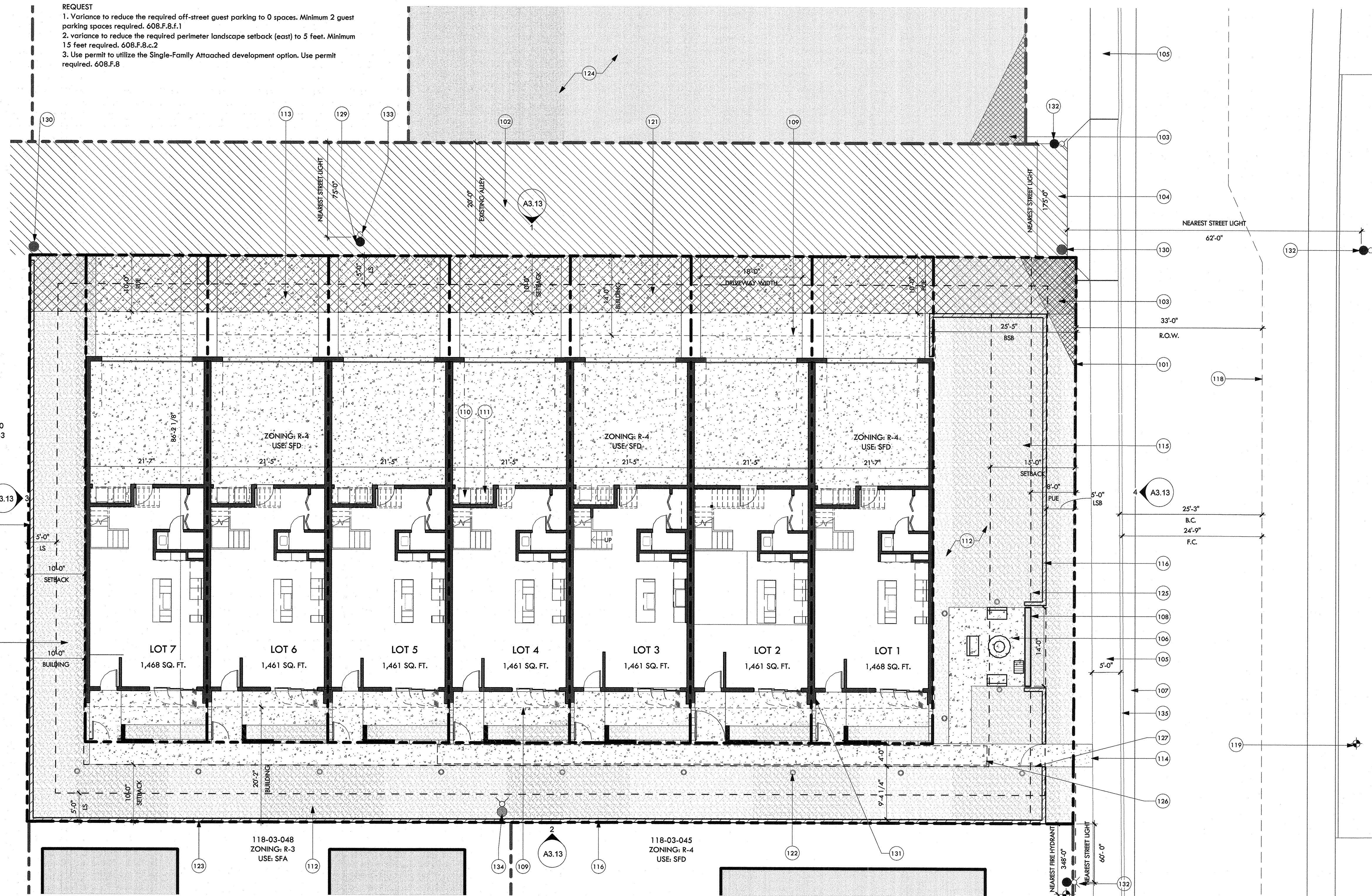
Revision Schedule		
No.	Date	Description
1	05.21.2019	OWNER UPDATES

Expires 09/30/2019

Site Plan South

DRAWING No.

A1.10

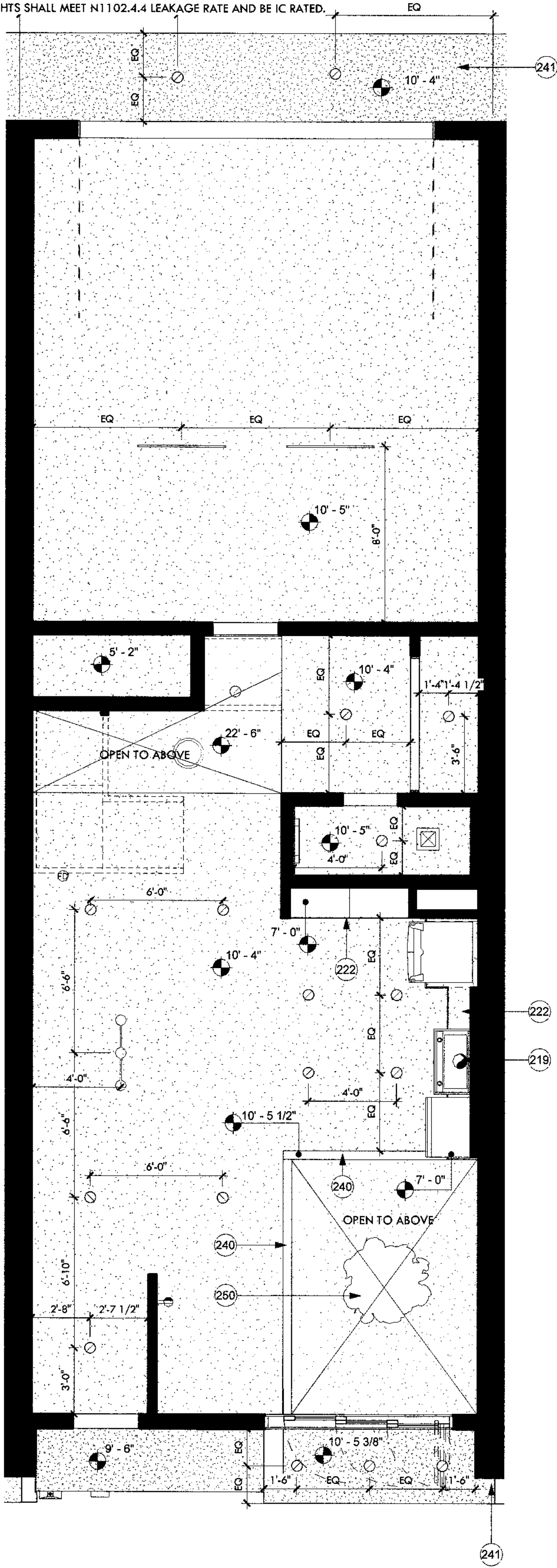


1 00 - Site Plan
1" = 10'-0"

8/12/2019 4:52:39 PM
IF THIS IS NOT 24"x36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY
PLEASE RECYCLE

RCP PLAN NOTES

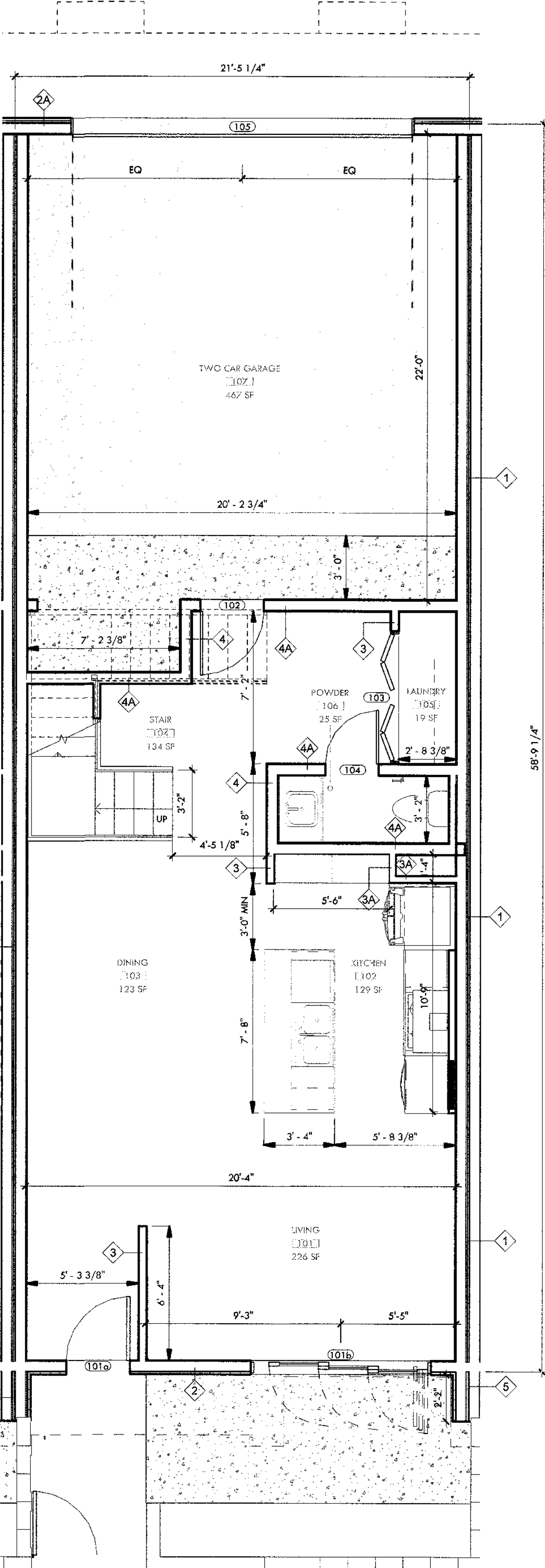
1. GYP. BD. CEILINGS IN LIVING SPACES TO BE ATTACHED TO BOTTOM OF WOOD TRUSS, UNLESS OTHERWISE NOTED. COORDINATE WITH STRUCTURAL TO GET MAXIMUM CEILING HEIGHT.
2. NON ABSORBENT (MOISTURE RESISTANT) DENSGLAS OR EQUAL TO BE PROVIDED IN ALL WET AREAS.
3. VERIFY LOCATION OF ALL MECHANICAL VENTS WITH MECHANICAL DRAWINGS.
4. ALL PLANS REPRESENT A TYPICAL UNIT LAYOUT.
5. GYPSUM BOARD FINISH LEVELS: FINISH PANELS TO LEVELS INDICATED BELOW AND ACCORDING TO ASTM C 840. LEVEL 4: AT PANEL SURFACES THAT WILL BE EXPOSED TO VIEW UNLESS OTHERWISE INDICATED.
6. COMPARE REFLECTED CEILING PLANS WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN AND EXHAUST PLANS. REPORT ANY OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT.
7. COORDINATE GYPSUM BOARD FURR DOWN HEIGHTS WITH FULL HEIGHT CABINETS AND INTERIOR ELEVATIONS. REPORT ANY INCONSISTENCIES TO THE ARCHITECT.
8. ACCESS PANELS SHALL BE FIRE RATED EQUAL TO THE RATING OF THE CEILING IN WHICH THEY OCCUR.
9. RECESSED LIGHTS SHALL MEET N1102.4.4 LEAKAGE RATE AND BE IC RATED.



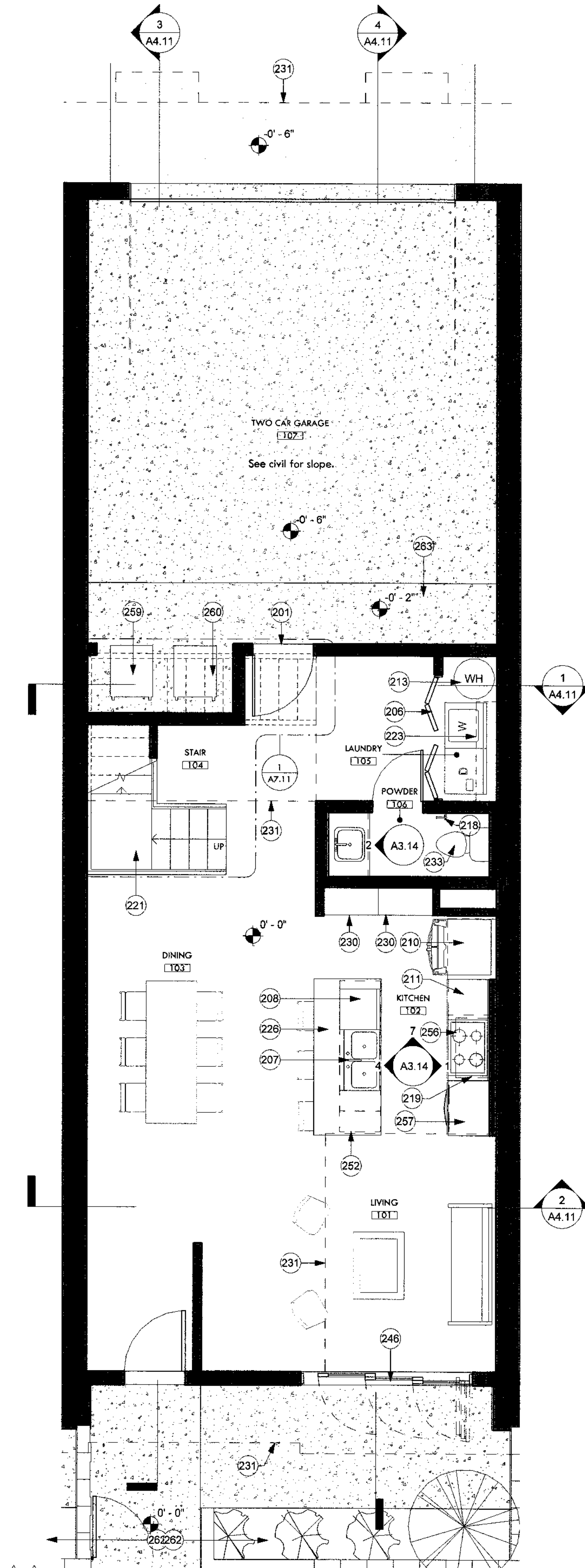
01 - Unit Ground Floor RCP
1/4" = 1'-0"

FLOOR PLAN NOTES

1. COORDINATE WITH SITE PLAN FOR OVERALL UNIT DIMENSIONS.
2. ALL WET SPACES TO PROVIDE MOISTURE RESISTANT SURFACE, DENSGLAS OR EQUAL.
3. INTERIOR FINISH SURFACE SHALL NOT BE INSTALLED PRIOR TO HAVING THE BUILDING WEATHER TIGHT.
4. INSULATION SHALL EXTEND TO DECK AT ALL EXTERIOR WALLS.
5. ALL SURFACES EXPOSED SHALL BE FINISHED AS SPECIFIED, STAINED, OR PAINTED.
6. ALL MECHANICAL, ELECTRICAL, PLUMBING, AND SPECIAL SYSTEMS, PIPING, CONDUIT, EQUIPMENT, DUCT, WIRING, ETC. SHALL RUN CONCEALED BEHIND FINISHED SURFACES INCLUDING THOSE AREAS WHERE A CONCEALED INSTALLATION REQUIRES CUTTING AND PATCHING OF EXISTING SURFACES.
7. TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES AND METHODS OF CONSTRUCTION AS REQUIRED FOR COMPLETION OF THE PROJECT WITH THE INTENT OF THESE DOCUMENTS.
8. CONSTRUCTION DEBRIS SHALL BE REGULARLY REMOVED ON A CONTINUING BASIS. THE SITE SHALL BE MAINTAINED 'NEAT' IN APPEARANCE.
9. SEE PROJECT LEGEND FOR DIMENSION TYPES. TICKS ARE TO FACE OF STUD; ARROWS ARE TO FINISH FACE.
10. THE COMMON WALL SHARED BY TWO TOWNHOMES SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, OR DUCTS OR VENTS, IN THE CAVITY OF THE COMMON WALL, PER IRC R302.2.2.



01 - Unit Dimensioned Plan
1/4" = 1'-0"



01 - Unit Ground Floor Plan
1/4" = 1'-0"

KEYNOTES

201	20-minute rated solid wood unit entry door per 302.5.1, typ. U.N.O. Paint finish per architect. Paint to match unit metal panel. See door schedule.
206	1 1/4" hollow core 2 panel bi-fold flush door. Paint finish per architect. See door schedule.
207	Double 10" deep stainless steel sink with garbage disposal. BOD: Kohler Ballard under-mount double-equal kitchen sink, K-5691. See plumbing.
208	DW1: Dishwasher, Energystar rated. BOD: GE Built-in dishwasher with hidden controls, GSD4060KSS.
210	REF-1: Refrigerator w/ ice maker, Energystar rated. BOD: GE ENERGY STAR 25.3 Cu. Ft. Side-By-Side Refrigerator, GSE25GSHSS.
211	Lower cabinets w/ quartz countertops and backsplash. Quartz BOD: Arizona Tile New Carrara Quartz.
213	Water heater. See plumbing.
218	Toilet paper holder, BOD Kohler Coralais K-13434-CP.
219	RHD-1: Range hood exhaust vent. Diameter not to exceed 6" with minimum 26GA steel. BOD: 30" Designer wall mount hood w/ perimeter venting, UVW9301SLSS.
221	Wood framed stair with LVT flooring. See vertical circulation and structural drawings.
222	Gyp. bd. soffit flush with upper cabinets, typ. Provide backing above stove to mount exhaust vent.
223	Closet w/ clothing rod and white melamine shelf. Paint clothing rod white.
226	Quartz countertop island with lower cabinets. Provide outlet receptacle. Quartz BOD: Arizona Tile New Carrara Quartz.
230	Built-in pantry casework.
231	Level 2 footprint above.
233	High-efficiency toilet. See plumbing.
240	Exposed glulam beam, architectural grade. Wrap and protect during construction. See structural.
241	Stucco soffit. Paint per architect.
246	3 panel aluminum triple slider glass door. BOD: Western Window Series 7950 Bi-Fold Door, dark bronze anodized. Tempered.
250	Pendant light. BOD: Leaf lamp pendant 130 Green Furniture Concept, LP130.
252	Waterfall edge. Carry same thickness countertop down edge of cabinetry to floor. See detail.
256	CT-1: Electric black ceramic glass cooktop. BOD: GE 30" Built-in knob control electric cooktop, JP3030D/BB.
257	RNGMW-1: Combo stacked microwave and oven. BOD: GE 30" Built-in combination microwave/thermal wall oven, JT3800SHSS.
259	Trash can.
260	Recycling can.
262	River rock. See landscape drawings.
263	4" Concrete car stop.

WALL TYPE LEGEND

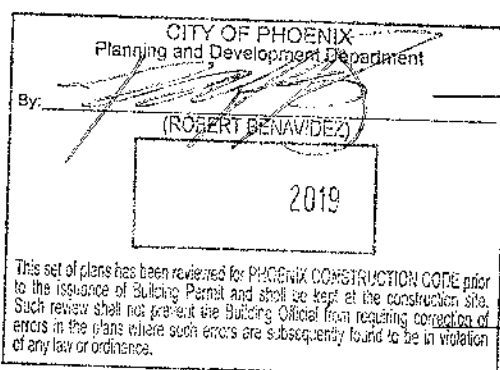
1.	1 layer of 5/8" Gyp. bd with point finish, Batt Insulation, 2x6 Wood Studs, 5/8" Gyp. bd., 1/2" Sheathing (Per structural plans), 1/2" Air gap, 5/8" Gyp. bd., 2x6 Wood studs, Batt Insulation, 1 layer of 5/8" gyp. bd. with point finish.
A.	Metal Panel Wall System, 1" Rigid Insulation, Weather Barrier, Sheathing ILO 1 layer of 5/8" Gyp. bd with point finish (both sides).
B.	Metal Panel Wall System, 1" Rigid Insulation, Weather Barrier, Sheathing ILO 1 layer of 5/8" Gyp. bd with point finish (exterior side).
C.	Western 1-Kote stucco (IAPMO UES ER-382), 1" Rigid Insulation, Weather Barrier, Sheathing ILO 1 layer of 5/8" Gyp. bd with point finish (both sides).
D.	Add 2x4 Wood Stud Furring, 5/8" Gyp. bd. (interior).
2.	Western 1-Kote stucco (IAPMO UES ER-382), 1" Rigid Insulation, Weather Barrier, Sheathing, 2x6 Wood Studs, Batt insulation, 5/8" Gyp. bd. with point finish.
A.	Metal Panel Wall System ILO Western 1-Kote stucco.
3.	5/8" Gyp. bd. with point finish, 2x4 Wood Studs, 5/8" gyp. bd. with point finish.
A.	Omit 5/8" Gyp. bd with point finish (exterior side).
B.	Add 1/2" Sheathing per structural.
C.	Add batt insulation.
4.	5/8" Gyp. bd. with point finish, 2x6 Wood Studs, 5/8" gyp. bd. with point finish.
A.	Add 1/2" Sheathing per structural.
B.	Omit 5/8" Gyp. bd (interior side).
5.	Western 1-Kote stucco (IAPMO UES ER-382), 1" Rigid Insulation, Weather Barrier, heating, 2x6 Wood Studs, Batt insulation, 5/8" Gyp. bd., 1" air gap, 5/8" Gyp. Bd., 2x6 Wood Studs, Sheathing, 1" Rigid Insulation, Western 1-Kote stucco (IAPMO UES ER-382)

CONSTRUCTION DOCUMENTS

Revision Schedule		
No.	Date	Description
1	05.21.2019	OWNER UPDATES
2	05.21.2019	CITY COMMENTS
4	08.13.2019	CITY COMMENTS - SECOND REVIEW

RCP LEGEND

	Surface Mounted Light BOD Philips Lightolier SlimSurface S7R White finish
	Pendant Light BOD Leaf Lamp Pendant 130 Green Furniture Concept
	3 Pendant Lights BOD Philips UniOne Pendant Micro
	Ceiling Mounted Fan/w Light BOD Hampton Bay Rockport 52" LED Brushed Nickel Ceiling Fan with Light
	Surface Mounted Strip Light BOD Philips SlimBalance
	Vanity Light BOD Philips VL Vanity Light
	Exhaust Diffuser
	Return Diffuser
	Supply Diffuser
	Range Exhaust
	Solatube with Daylight Dimmer Curb Mount JustFrost
	Outlet placed at 4'-0" A.F.F. for TV



Expires 09/30/2019

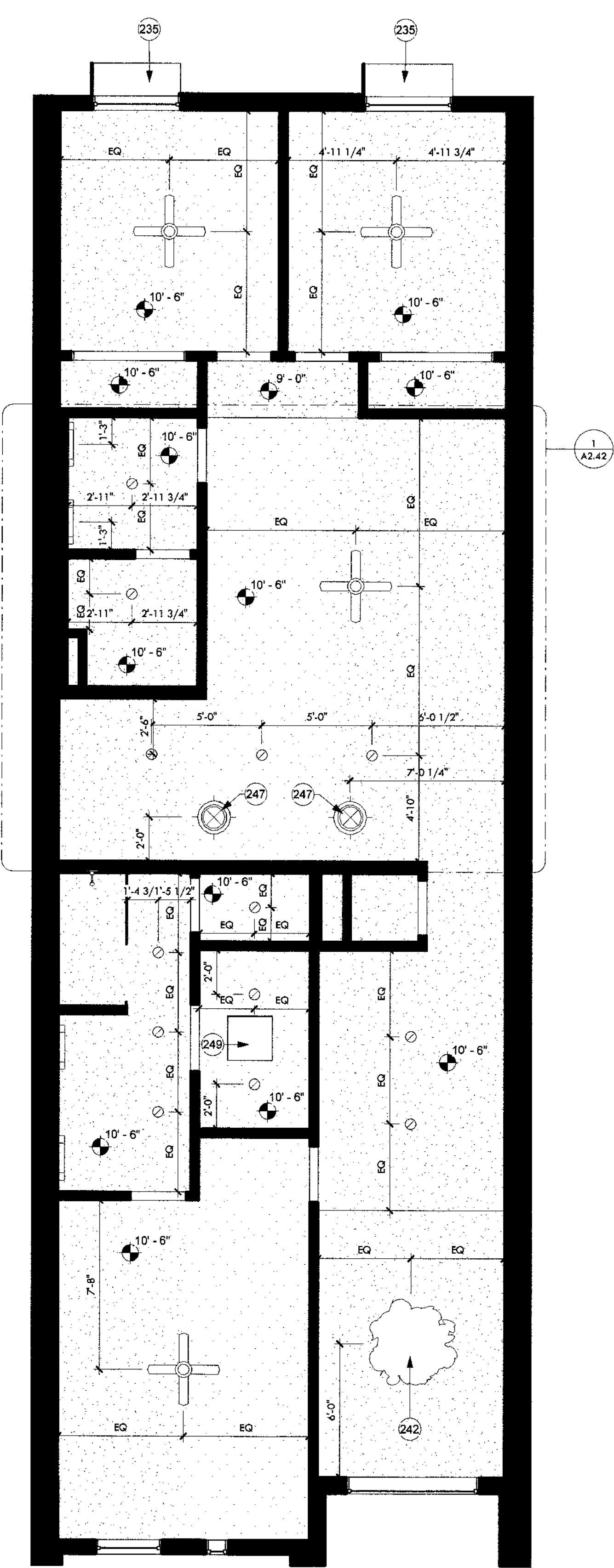
Unit Ground Floor Plans

DRAWING No.

A2.11

RCP PLAN NOTES

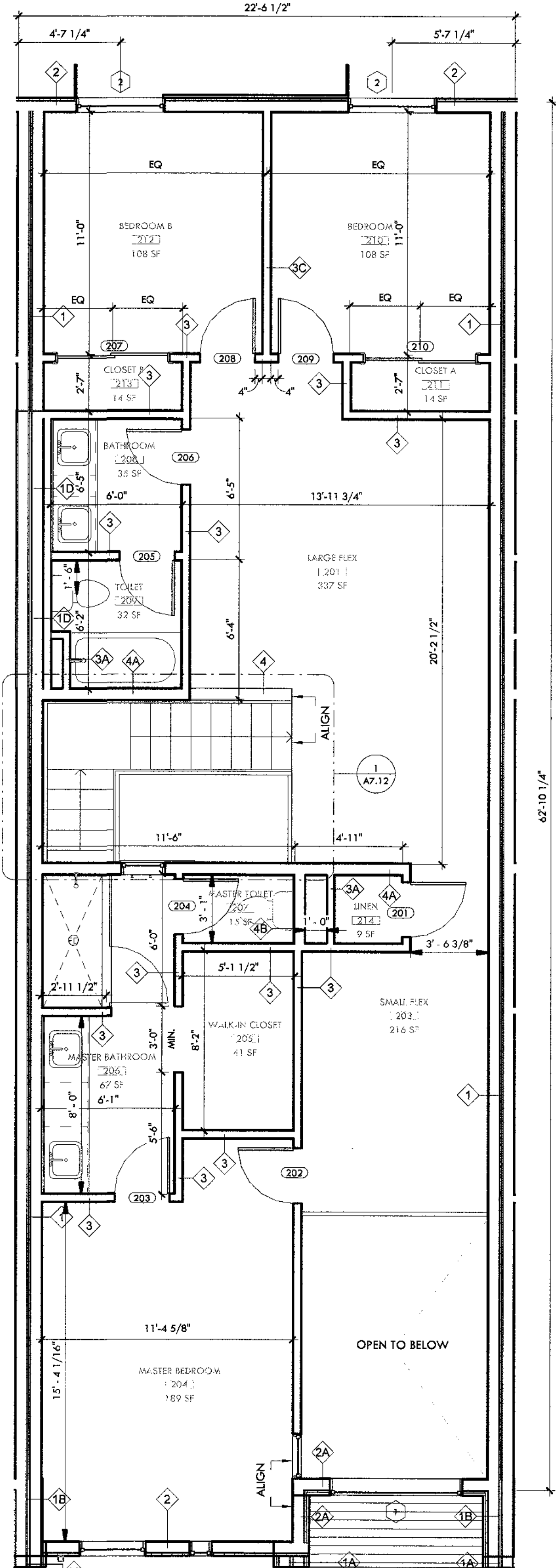
- 1. GYP. BD. CEILINGS IN LIVING SPACES TO BE ATTACHED TO BOTTOM OF WOOD TRUSS, UNLESS OTHERWISE NOTED. COORDINATE WITH STRUCTURAL TO GET MAXIMUM CEILING HEIGHT.
- 2. NON ABSORBENT (MOISTURE RESISTANT) DENSGLAS OR EQUAL TO BE PROVIDED IN ALL WET AREAS.
- 3. VERIFY LOCATION OF ALL MECHANICAL VENTS WITH MECHANICAL DRAWINGS.
- 4. ALL PLANS REPRESENT A TYPICAL UNIT LAYOUT.
- 5. GYPSUM BOARD FINISH LEVELS: FINISH PANELS TO LEVELS INDICATED BELOW AND ACCORDING TO ASTM C 840. LEVEL 4: AT PANEL SURFACES THAT WILL BE EXPOSED TO VIEW UNLESS OTHERWISE INDICATED.
- 6. COMPARE REFLECTED CEILING PLANS WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN AND EXHAUST PLANS. REPORT ANY OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT.
- 7. COORDINATE GYPSUM BOARD FURR DOWN HEIGHTS WITH FULL HEIGHT CABINETS AND INTERIOR ELEVATIONS. REPORT ANY INCONSISTENCIES TO THE ARCHITECT.
- 8. ACCESS PANELS SHALL BE FIRE RATED EQUAL TO THE RATING OF THE CEILING IN WHICH THEY OCCUR.
- 9. RECESSED LIGHTS SHALL MEET N1102.4.4 LEAKAGE RATE AND BE IC RATED.



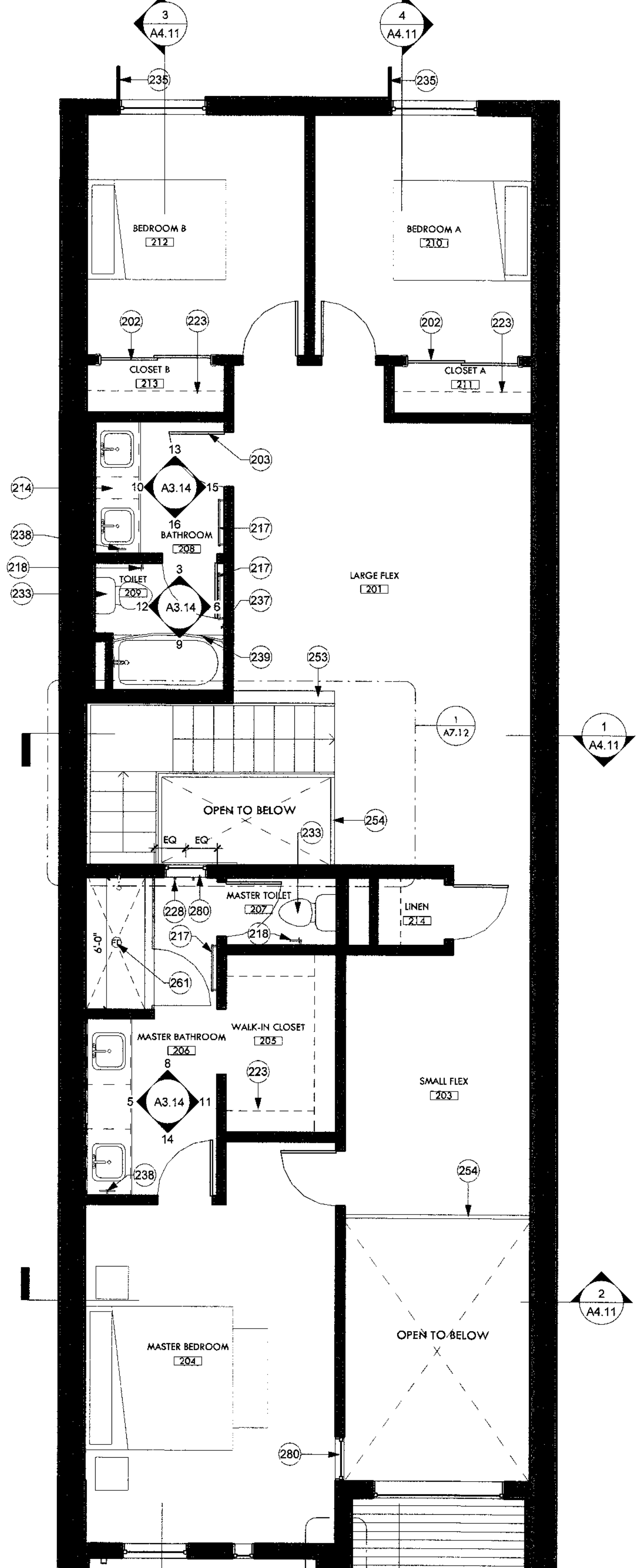
02 - Unit Second Floor RCP
1/4" = 1'-0"

FLOOR PLAN NOTES

- 1. COORDINATE WITH SITE PLAN FOR OVERALL UNIT DIMENSIONS.
- 2. ALL WET SPACES TO PROVIDE MOISTURE RESISTANT SURFACE, DENSGLAS OR EQUAL.
- 3. INTERIOR FINISH SURFACE SHALL NOT BE INSTALLED PRIOR TO HAVING THE BUILDING WEATHER TIGHT.
- 4. INSULATION SHALL EXTEND TO DECK AT ALL EXTERIOR WALLS.
- 5. ALL SURFACES EXPOSED SHALL BE FINISHED AS SPECIFIED, STAINED, OR PAINTED.
- 6. ALL MECHANICAL, ELECTRICAL, PLUMBING, AND SPECIAL SYSTEMS, PIPING, CONDUIT, EQUIPMENT, DUCT, WIRING, ETC. SHALL RUN CONCEALED BEHIND FINISHED SURFACES INCLUDING THOSE AREAS WHERE A CONCEALED INSTALLATION REQUIRES CUTTING AND PATCHING OF EXISTING SURFACES.
- 7. TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES AND METHODS OF CONSTRUCTION AS REQUIRED FOR COMPLETION OF THE PROJECT WITH THE INTENT OF THESE DOCUMENTS.
- 8. CONSTRUCTION DEBRIS SHALL BE REGULARLY REMOVED ON A CONTINUING BASIS. THE SITE SHALL BE MAINTAINED 'NEAT' IN APPEARANCE.
- 9. SEE PROJECT LEGEND FOR DIMENSION TYPES. TICKS ARE TO FACE OF STUD; ARROWS ARE TO FINISH FACE.
- 10. THE COMMON WALL SHARED BY TWO TOWNHOMES SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, OR DUCTS OR VENTS, IN THE CAVITY OF THE COMMON WALL, PER IRC R302.2.2.



02 - Unit Second Floor Dimensioned Plan
1/4" = 1'-0"



02 - Unit Second Floor Plan
1/4" = 1'-0"

KEYNOTES

202	1 1/4" hollow core sliding closet door. Paint finish per architect. See door schedule.
203	1 1/4" solid core flush door. Paint finish per architect. See door schedule.
214	Sink cabinet with top mounted vanity sink. Provide quartz countertop and backsplash. Quartz BOD: Arizona Tile New Carrara Quartz.
217	Towel bar, provide 2x12 backing.
218	Toilet paper holder, BOD Kohler Coralais K-13434-CP.
223	Closet w/ clothing rod and white melamine shelf. Paint clothing rod white.
228	Robe hook, typ. Provide backing.
233	High-efficiency toilet. See plumbing.
235	1/4" steel shade fin, typ. See details.
237	Towel hook.
238	Hand towel holder.
239	Install curved shower rod.
242	Morin Matrix Series metal panel soffit, match adjacent finish.
247	Skylight solar tube ILO Roof Deck Option. BOD: Solatube 160 DS eChoice with Daylight Dimmer Curb Mount JustFrost.
253	42" high framed pany wall. Gyp bd. with paint finish.
254	42" high 1/2" HSS steel railing with steel posts and wood handrail. See Details.
261	Shower area drain BOD: Schluter, details per manufacturer.
280	Interior transom, no trim. Frosted finish. Add alt. See window schedule.

WALL TYPE LEGEND

	1. 1 layer of 5/8" Gyp. bd with paint finish, Batt Insulation, 2x6 Wood Studs, 5/8" Gyp. bd., 1/2" Sheathing (Per structural plans), 1/2" Air gap, 5/8" Gyp. bd., 2x6 Wood studs, Batt insulation, 1 layer of 5/8" gyp. bd. with paint finish. A. Metal Panel Wall System, 1" Rigid Insulation, Weather Barrier, Sheathing ILO 1 layer of 5/8" Gyp. bd with paint finish (both sides). B. Metal Panel Wall System, 1" Rigid Insulation, Weather Barrier, Sheathing ILO 1 layer of 5/8" Gyp. bd with paint finish (exterior side). C. Western 1-Kote stucco (IAPMO UES ER-382), 1" Rigid Insulation, Weather Barrier, Sheathing ILO 1 layer of 5/8" Gyp. bd with paint finish (both sides). D. Add 2x4 Wood Stud Furring, 5/8" Gyp. bd. (interior).
	2. Western 1-Kote stucco (IAPMO UES ER-382), 1" Rigid Insulation, Weather Barrier, Sheathing, 2x6 Wood Studs, Batt insulation, 5/8" Gyp. bd. with paint finish. A. Metal Panel Wall System ILO Western 1-Kote stucco.
	3. 5/8" Gyp. bd. with paint finish, 2x4 Wood Studs, 5/8" gyp. bd. with paint finish. A. Omit 5/8" Gyp. bd with paint finish (exterior side). B. Add 1/2" Sheathing per structural. C. Add batt insulation.
	4. 5/8" Gyp. bd. with paint finish, 2x6 Wood Studs, 5/8" gyp. bd. with paint finish. A. Add 1/2" Sheathing per structural. B. Omit 5/8" Gyp. bd (interior side).
	5. Western 1-Kote stucco (IAPMO UES ER-382), 1" Rigid Insulation, Weather Barrier, heating, 2x6 Wood Studs, Batt insulation, 5/8" Gyp. bd., 1" air gap, 5/8" Gyp. Bd., 2x6 Wood Studs, Sheathing, 1" Rigid Insulation, Western 1-Kote stucco (IAPMO UES ER-382)

CONSTRUCTION DOCUMENTS

Revision Schedule		
No.	Date	Description
1	05.21.2019	OWNER UPDATES
4	08.13.2019	CITY COMMENTS - SECOND REVIEW

RCP LEGEND

- Surface Mounted Light
BOD Phillips Lighttaller SlimSurface
57R White finish
- Pendant Light
BOD Leaf Lamp Pendant 130
Green Furniture Concept
- 3 Pendant Lights
BOD Phillips UnicOne Pendant Micro
- Ceiling Mounted Fan/ w Light
BOD Hampton Bay Rockport 52" LED
Brushed Nickel Ceiling Fan with Light
- Surface Mounted Strip Light
BOD Phillips SlimBalance
- Vanity Light
BOD Phillips VL Vanity Light
- Exhaust Diffuser
- Return Diffuser
- Supply Diffuser
- Range Exhaust
- Solatube with Daylight Dimmer
Curb Mount JustFrost
- Outlet placed at 4'-0" A.F.F. for TV

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ARCHITECTURAL RESOURCE TEAM, INC. THIS DRAWING MAY NOT BE REPRODUCED, OR REPRODUCTIONS HEREOF USED, WITHOUT WRITTEN PERMISSION

CITY OF PHOENIX
Planning and Development Department
By: ROBERT BEANVOLE
2019
This set of drawings has been prepared for PHOENIX CONSTRUCTION CODE and is for reference only. It is not to be used for any other purpose. Each revision shall not be used for any other purpose. Each revision shall not be used for any other purpose. Each revision shall not be used for any other purpose.

CONA, U.S.
Expires 09/30/2019
Unit Second Floor Plans

DRAWING NO.

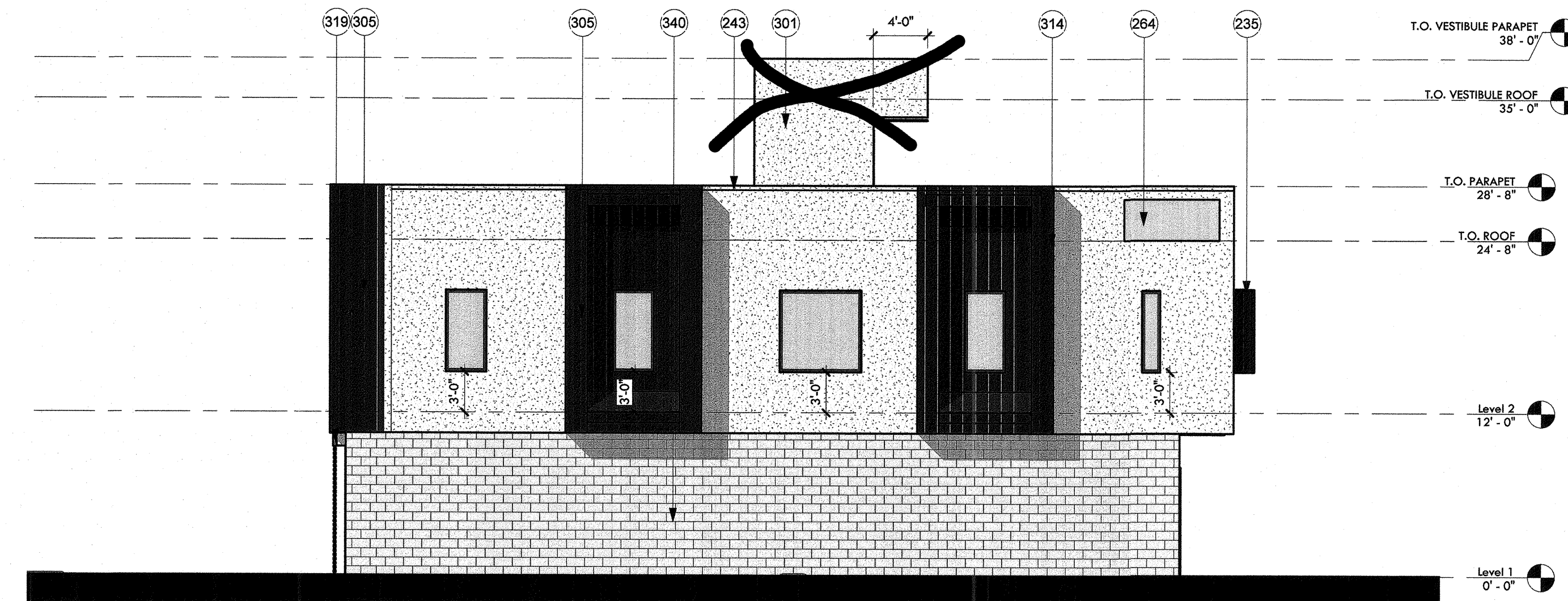
8/12/2019 4:53:46 PM

IF THIS IS NOT 24"x36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

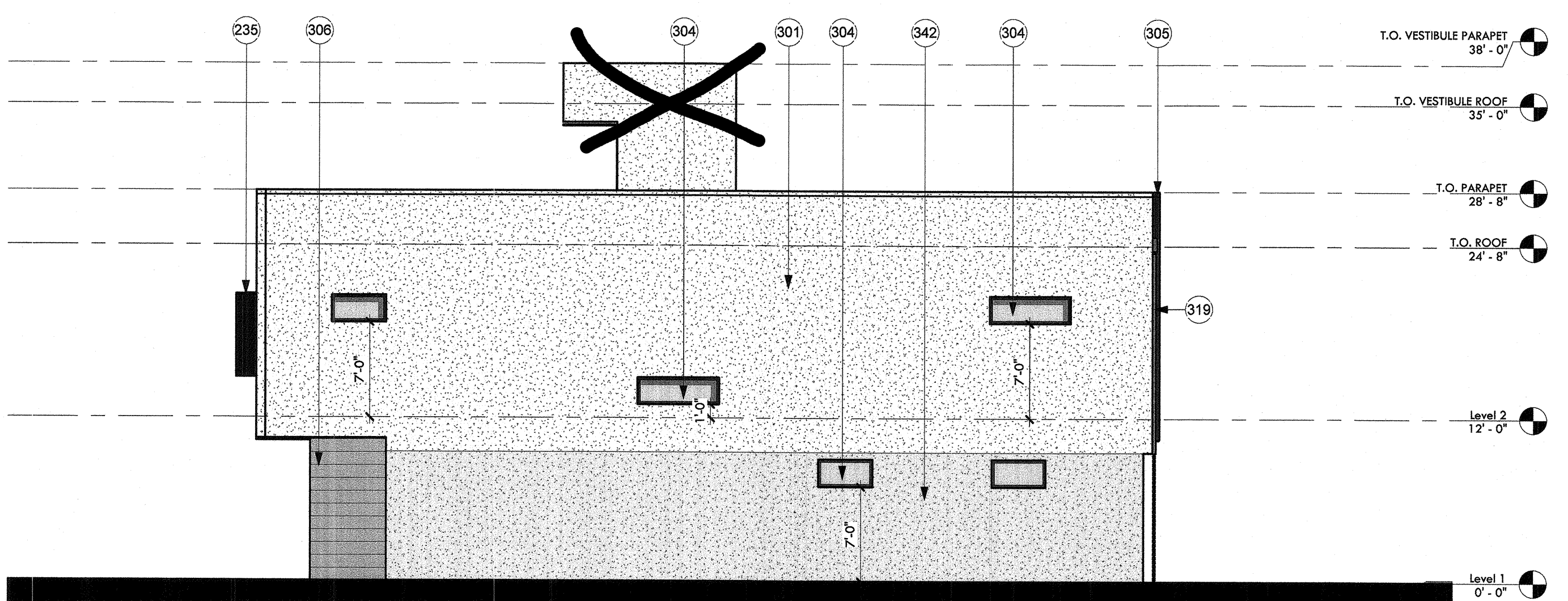
PLEASE RECYCLE



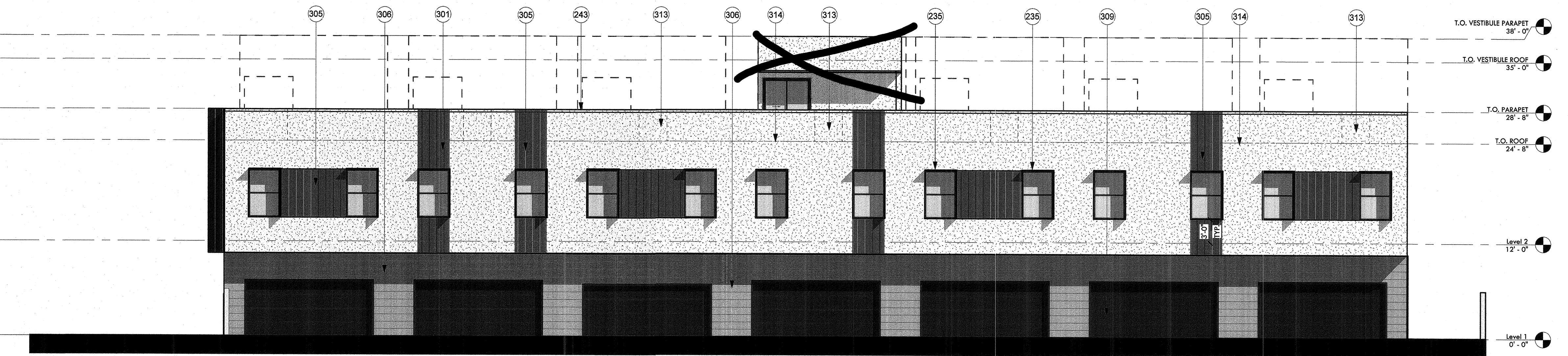
④ South Building Elevation
1/8" = 1'-0"



② East Building Elevation
1/8" = 1'-0"



① West Building Elevation
1/8" = 1'-0"



③ North Building Elevation
1/8" = 1'-0"

KEYNOTES	
235	1/4" steel shade fin, typ. See details.
243	Parapet cap, paint to match adjacent finish.
246	3 panel aluminum triple slider glass door. BOD: Western Window Series 7950 Bi-Fold Door, dark bronze anodized. Tempered.
264	Address signage. Deferred submittal.
281	Unit entry door, paint finish. See door schedule.
301	Sand finish western 1-kote over 1" rigid insulation, vapor barrier, sheathing; field color per architect. IAPMO UES ER-382.
304	Low-E double glazed fixed, 2018 IECC compliant, dark bronze exterior finish. See window schedule.
305	Morin Matrix Series metal panel, Spartan bronze.
306	Morin Matrix Series metal panel, Sandstone.
307	Morin Matrix Series metal panel, Sierra tan.
309	Garage door, paint to match spartan bronze metal panel.
313	Mechanical unit, beyond.
314	Roof beyond.
316	Overflow scupper, paint to match adjacent surface.
319	Scupper and downspout with rain chain. Paint finish per architect.
340	Superlite Block solid block, CMU veneer, 8x2x16.
342	Sand finish western 1-kote over 1" rigid insulation, vapor barrier, sheathing; accent color per architect.

CONSTRUCTION DOCUMENTS

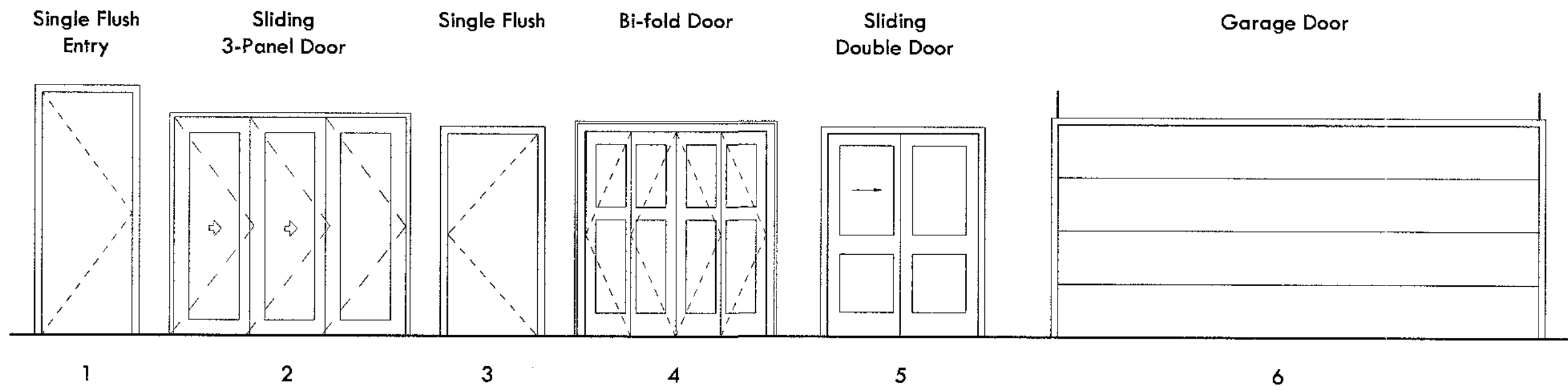
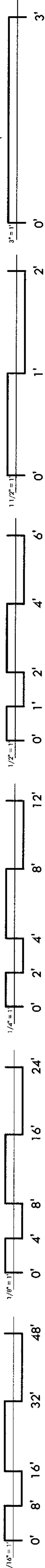
Revision Schedule		
No.	Date	Description
1	05.21.2019	OWNER UPDATES

CITY OF PHOENIX
Planning and Development Department
By: [Signature]
(ROBERT BRUNDEGE)
2019

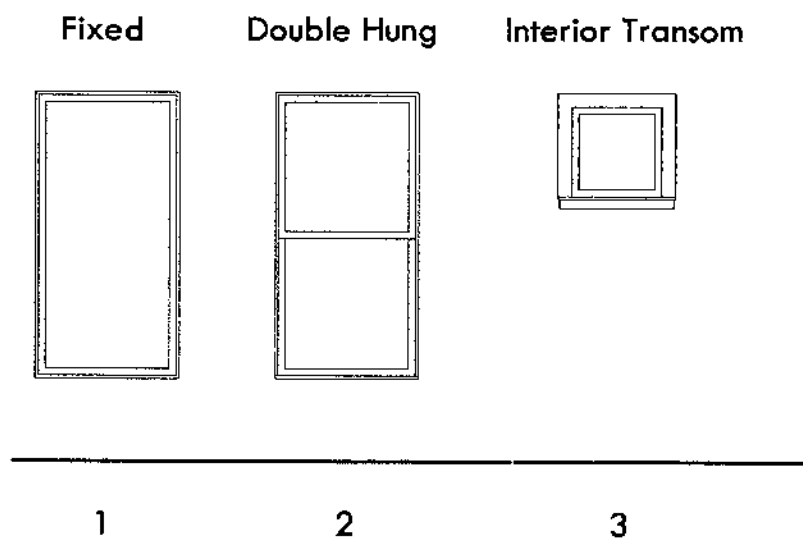
This set of plans has been reviewed for PHOENIX CONSTRUCTION CODE prior to the issuance of Building Permit and shall be kept at the construction site. Such review shall not prevent the Building Official from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any law or ordinance.

Overall Building Elevations

A3.11



Casework Schedule						
Type	Mark	Family	Depth	Width	Height	Finish
B1		Base Cabinet-Double Door Sink Unit	2'-0"	3'-0"	2'-10 1/2"	
B2		Base Cabinet-4 Drawers	2'-0"	1'-0"	2'-10 1/2"	
B3		Base Cabinet-Single Door & Drawer	2'-0"	1'-0"	2'-10 1/2"	
B5		Base Cabinet-Single Door & Drawer	2'-0"	1'-0"	2'-10 1/2"	
B6		Base Cabinet-Double Door & 2 Drawer	2'-0"	3'-3"	2'-10 1/2"	
BF		Base Cabinet-Filter	2'-0"	0'-5"	2'-10 1/2"	
T1		Tall Cabinet-Double Door(4)	1'-4"	2'-8"	2'-0"	
U1		Upper Cabinet-Double Door-Wall	2'-5"	3'-0"	1'-2"	
U1		Upper Cabinet-Single Door-Wall	1'-1"	2'-0"	2'-0"	
V1		Base Cabinet-Double Door & 2 Drawer	2'-0"	3'-2"	2'-10 1/2"	
V2		Base Cabinet-Double Door Sink Unit	2'-0"	2'-6"	2'-10 1/2"	
V5		Base Cabinet-4 Drawers	2'-0"	2'-0"	2'-10 1/2"	



Door Number	Door				Finish	Door Rating	Frame		Comments	
	Width	Height	Thickness	Material			Material	Hardware Set #		
101a	3' - 0"	7' - 0"	0' - 2"	Fiberglass	Point	20 Minute	Wood	01	Tempered per IBC2018 R308.4, 2" undercut	
101b	8' - 6"	0' - 2"	0' - 2"	Aluminum	Dark Bronze		Aluminum	SL01		
102	3' - 0"	6' - 8"	0' - 1 1/4"	Solid core	Point		Wood	02		
104	6' - 0"	0' - 1 1/4"	Hollow core	Point	Wood		BP01	03		
104	2' - 6"	0' - 1 1/4"	Hollow core	Point	Wood		03			
105	16' - 0"	7' - 0"	0' - 1 1/2"	Steel	Point		Steel	OH01		
107	4' - 6"	5' - 1"	0' - 2"							
108	5' - 3"	5' - 1"	0' - 2"							
109	5' - 3"	5' - 1"	0' - 2"							
110	5' - 3"	5' - 1"	0' - 2"							
111	5' - 3"	5' - 1"	0' - 2"							
112	5' - 3"	5' - 1"	0' - 2"							
113	4' - 6"	5' - 1"	0' - 2"							
201	2' - 6"	6' - 8"	0' - 1 1/4"	Hollow core	Point	Wood	04			
202	2' - 6"	6' - 8"	0' - 1 1/4"	Hollow core	Point	Wood	05			
203	2' - 6"	6' - 8"	0' - 1 1/4"	Hollow core	Point	Wood	05			
204	2' - 6"	6' - 8"	0' - 1 1/4"	Hollow core	Point	Wood	05			
205	2' - 6"	6' - 8"	0' - 1 1/4"	Hollow core	Point	Wood	05			
206	2' - 6"	6' - 8"	0' - 1 1/4"	Hollow core	Point	Wood	04			
207	5' - 0"	6' - 8"	0' - 1 1/4"	Hollow core	Point	Wood	BP01			
208	2' - 6"	6' - 8"	0' - 1 1/4"	Hollow core	Point	Wood	05			
209	2' - 6"	6' - 8"	0' - 1 1/4"	Hollow core	Point	Wood	05			
210	5' - 0"	6' - 8"	0' - 1 1/4"	Hollow core	Point	Wood	BP01			
301	5' - 8"	6' - 10"	0' - 2"	Aluminum	Dark Bronze	Aluminum	AL01			

Window Schedule						
Window Type	Unit Dimensions		Type	Material	Finish	Comments
	Width	Height				
1	1' - 0"	6' - 0"	Fixed	Aluminum	Dark bronze	
1	1' - 0"	6' - 0"	Fixed	Aluminum	Dark bronze	END UNIT ONLY. SEE ELEVATIONS.
2	1' - 0"	2' - 0"	Fixed	Aluminum	Dark bronze	ROOF DECK OPTION ONLY.
1	3' - 0"	6' - 0"	Fixed	Aluminum	Dark bronze	END UNIT ONLY. SEE ELEVATIONS.
1	4' - 0"	2' - 0"	Fixed	Aluminum	Dark bronze	END UNIT ONLY. SEE ELEVATIONS.
1	6' - 0"	2' - 0"	Fixed	Aluminum	Dark bronze	END UNIT ONLY. SEE ELEVATIONS.
2	6' - 0"	6' - 0"	Fixed	Aluminum	Dark bronze	END UNIT ONLY. SEE ELEVATIONS.
2	3' - 0"	6' - 0"	Double Hung	Aluminum	Dark bronze	OCCURS AT 2ND FLOOR SPACES OPEN TO BELOW.
2	4' - 0"	6' - 0"	Double Hung	Aluminum	Dark bronze	
2	2' - 0"	2' - 0"	Transom with Trim	Aluminum	Dark bronze	INTERIOR TRANSOM. FROSTED FINISH.

ROOM FINISH SCHEDULE							
Room Number	Room Name	Area (Sq)	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
101	LIVING	226 SF	F2	B2	P1	P2/C2	
102	KITCHEN	129 SF	F2	B2	P1	P2/C1	
103	DINING	123 SF	F2	B2	P1	P2/C1	
104	STAIR	134 SF	F2	B2	P1	P2/C2	
105	LAUNDRY	19 SF	F2	B2	P1	P2/C1	
106	POWDER	25 SF	F2	B2	P1	P2/C1	
107	TWO CAR GARAGE	467 SF	F4	B1	P1	P2/C1	
201	LARGE FLEX	337 SF	F1	B2	P1	P2/C1	
203	SMALL FLEX	216 SF	F1	B2	P1	P2/C1	
204	MASTER BEDROOM	189 SF	F1	B2	P1	P2/C1	
205	WALK-IN CLOSET	41 SF	F1	B2	P1	P2/C1	
206	MASTER BATHROOM	67 SF	F3	B3	W1 / P1	P2/C3	
207	MASTER TOILET	15 SF	F3	B3	P1	P2/C1	
208	BATHROOM	35 SF	F3	B3	W1 / P1	P2/C1	
209	TOILET	32 SF	F3	B3	W1 / P1	P2/C3	
210	BEDROOM A	108 SF	F1	B2	P1	P2/C1	
211	CLOSET A	14 SF	F1	B2	P1	P2/C1	
212	BEDROOM B	108 SF	F1	B2	P1	P2/C1	
213	CLOSET B	14 SF	F1	B2	P1	P2/C1	
214	LINEN	9 SF	F1	B2	P1	P2/C1	
301	ROOF DECK VESTIBULE	125 SF	F1	B2	P1	P2/C1	
302	DINING	122 SF					
303	KITCHEN	132 SF					
401	LIVING	226 SF					
404	STAIR	168 SF					
405	LAUNDRY	19 SF					
406	POWDER	27 SF					
407	TWO CAR GARAGE	443 SF					

FINISH, DOOR, AND WINDOW NOTES

1. VERIFY ALL WINDOWS, DOORS, AND FINISHES WITH SPECIFICATIONS.
2. ALL WINDOWS AND DOORS TO BE INSTALLED TO MEET ENERGY CODE REQUIREMENTS PER RES CHECK.
3. END UNITS (EAST AND WEST) WILL HAVE ALTERNATIVE WINDOW LAYOUTS AT EAST AND WEST WALLS. SEE ELEVATIONS.
4. SEE ELEVATIONS FOR SILL HEIGHTS.
5. ALL FINISH SELECTIONS ARE BASIS FOR DESIGN. FINAL FINISH SELECTION TO BE APPROVED BY OWNER AND ARCHITECT.

FINISH LEGEND

FLOOR

- F1 6"x48" LVT w/28 mil wear layer BOD: ROPPE. Northern Timbers loose lay vinyl wood plank. Color: 042 Voodoo beach
F2 Polished concrete.
F3 12 x 12 full body porcelain tile BOD: Kaiser Tile, instock kollection. Style: Wide, Color: Fog.
F4 Sealed concrete, matte finish.

BASE

- B1 Rubber base: Roppe - Contours Profiled Wall Base System: Candid 3" - Color: 100 black
B2 3" Painted MDF - Color: P3 - Rectangular profile.
B3 Schluter - Designbase - SL.

WALL

- W1 2x1 Kaiser Tile (Glass), KOLLECTIONS, KT Accents, Horizon: M

CEILING

- C1 Gypsum Board Ceiling
C2 Open to Above
C3 Moisture Resistant Gypsum Board Ceiling (PROVIDE AT ALL WET AREAS)
C4 Exterior Ceiling with Stucco Finish

PAIN

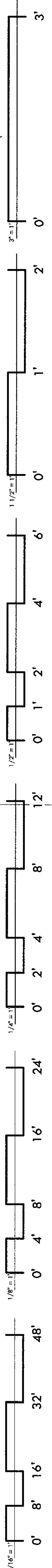
- P1 Paint - Field Color: Zero - Dunn Edwards, Color: Whisper DEW340, Satin Finish
P2 Paint - Ceilings and Soffits - Dunn Edwards, Color: Whisper DEW340, Flat Finish
P3 Paint - Interior Handrails, Doors and Trim - Dunn Edwards, Color: Whisper DEW340, Semigloss Finish
P4 Paint - Exterior Door Color: Color: DE5348 - Corn Harvest, Semigloss Finish
P5 Paint - Exterior Window: Color: TBD, Semigloss Finish

MISC

- ML1 Millwork base and upper cabinets. J&K Cabinets - S8 White. Satin nickel hardware. Flush style.
SS1 Solid Surface Countertop Material - Arizona Tile - Quartz - Finish: Metropolis White.

CONSTRUCTION DOCUMENTS

Revision Schedule		
No.	Date	Description
2	05.21.2019	CITY COMMENTS



SECTION
FINISH HARDWARE

PART 1 GENERAL

1.1 SUMMARY

- A. SECTION INCLUDES
1. Finish hardware for doors.
 2. Electronic hardware.
 3. Thresholds & weatherstripping
 4. Keying System
 5. Templates
 6. Hardware schedule

1.2 RELATED SECTIONS

1. 08 11 00 - Hollow metal doors and frames.
2. 08 14 00 - Wood doors
3. 08 41 00 - Entrances and Storefronts.

1.3 REFERENCES

- A. Publications of agencies and organizations listed below form a part of this specification section to the extent referenced.
1. DHI - Recommended Locations for Builders' Hardware.
 2. NFPA 80 - Standards for Fire Doors and Windows.
 3. NFPA 101 - Code for Safety to Life from Fire in Buildings and Structures.
 4. UL - Building Material Directory.
 5. DHI - Door and Hardware Institute
 6. WHI - Warnock Hersey
 7. BHMA - Builders Hardware Manufacturers Association
 8. ANSI - American National Standards Institute
 9. IBC - International Building Code Edition as adopted and amended by local building code authorities

1.4 SUBMITTALS

- A. Schedules: Submit detailed finish hardware schedule and product data in accordance with section 01 35 00.
1. 1. Furnish a typewritten schedule in DHI vertical format complete with catalog cuts. Schedule shall be complete, including type, manufacturers name and number, and finish of each item required. Include complete schedule of keying system.
- B. Samples: If requested, submit sample of each type of finish hardware proposed for the project. If approved samples may be used on project.
- C. Templates: Furnish templates required for fabrication of hollow metal doors and frames, aluminum and glass doors, or other items related to hardware

Moli Gardens 087100-1 ART

HARDWARE GROUP NO. 01

FOR USE ON MARK/DOOR #(S):
101A

EACH TO HAVE:

QTY	DESCRIPTION	CATALOG NUMBER	FIN	MFR
3 EA	HINGE	5BB1 4.5 X 4.5	619	IVE
1 EA	ENT HANDLESET	F60 CEN BRW	619	SCH
1 EA	KICK PLATE	8400 8" X 2" LDW B-CS	619	IVE
1 EA	WALL STOP	WS401/402CVX	619	IVE
1 EA	WEATHERSTRIP	B303AA	628	ZER
1 EA	DR BOTTOM	111AA	628	ZER
1 EA	THRESHOLD	546A-223	719	ZER
1 EA	VIEWER	698	626	IVE

HARDWARE GROUP NO. 02

FOR USE ON MARK/DOOR #(S):
102

EACH TO HAVE:

QTY	DESCRIPTION	CATALOG NUMBER	FIN	MFR
3 EA	HINGE	5BB1 4.5 X 4.5 NRP	619	IVE
1 EA	PASSAGE	F10 BRW	619	SCH
1 EA	DEADBOLT	B60	619	SCH
1 EA	CLOSER	SC61 REG	689	FAL
1 EA	KICK PLATE	8400 8" X 2" LDW B-CS	619	IVE
1 EA	WALL STOP	WS401/402CVX	619	IVE
1 EA	DOOR SEAL	188S	BK	ZER
1 EA	DR BOTTOM	111AA	628	ZER
1 EA	THRESHOLD	546A-223	719	ZER

HARDWARE GROUP NO. 03

FOR USE ON MARK/DOOR #(S):
104

EACH TO HAVE:

QTY	DESCRIPTION	CATALOG NUMBER	FIN	MFR
3 EA	HINGE	5PB1 3.5 X 3.5	652	IVE
1 EA	PRIVACY	F40 BRW	619	SCH
1 EA	DOOR STOP	70	619	IVE
1 EA	DOOR SEAL	188S	BK	ZER

1.5 QUALITY ASSURANCE

- A. Supplier: Hardware supplier shall have a minimum of three years experience in supplying hardware for projects this size and scope and shall have in his employ a certified Architectural Hardware Consultant (AHC) to prepare submittals and coordinate proper preparation for and installation of hardware. The hardware supplier also need to be a stocking distributor of the manufactured products that are being supplied for the project and in good standing with the factory.
- B. Substitutions: Manufacturers and model numbers listed are to establish a standard of quality. Similar items approved manufacturers that are equal in design, function and quality will be accepted upon prior approval by the architect, and provided required data and physical samples are submitted in accordance with Section 01 25 00.
- C. Regulatory requirements: Conform to code requirements applicable to fire rated doors and frames and accessibility for the physically handicapped.

1.6 DELIVERY, STORAGE AND HANDLING

- A. Package each item of hardware in original containers and mark each to correspond with heading numbers on the hardware schedule.
- B. Include necessary instructions, templates, drawings and fasteners for proper installation.
- C. Store off the floor in a clean dry area out of the way of work in progress

1.7 WARRANTY

- A. Provide warranty of hardware items for one year.
1. Provide a Five-year warranty for door Closers.
 2. Provide a Two-year warranty for door Lever locks.
 3. Provide a Three-year warranty for door Exit devices.

PART 2 - PRODUCTS

MANUFACTURERS

- A. Catalog numbers of manufacturers listed in the first column have been used to establish the quality required. Manufacturers listed in the other columns are acceptable, other manufacturers to be prior approved by architect.
- | | | |
|--------------|---------------|--------|
| Hinges | Ives | Bommer |
| Locks | Schlage | Falcon |
| Closers | LCN | Falcon |
| Flat goods | Ives | Don Jo |
| Exit Device | Von Duprin | Falcon |
| OH Stops | Glynn Johnson | Rixson |
| Thresholds | Zero | Pemko |
| Weatherstrip | Zero | NSP |

2.02 MATERIALS

- A. Screws and Fasteners: Furnish all exposed fasteners to match item being secured. Make all fasteners of the same material as item being fastened except provide stainless steel or brass for securing aluminum items.
- B. Hinges:
1. Full mortise template hinges, ball bearing type.

Moli Gardens 087100-2 ART

HARDWARE GROUP NO. 04

FOR USE ON MARK/DOOR #(S):
201 206

EACH TO HAVE:

QTY	DESCRIPTION	CATALOG NUMBER	FIN	MFR
3 EA	HINGE	5PB1 3.5 X 3.5	652	IVE
1 EA	PASSAGE	F10 BRW	619	SCI
1 EA	DOOR STOP	70	619	IVE
3 EA	SILENCER	SR65	GRY	IVE

HARDWARE GROUP NO. 05

FOR USE ON MARK/DOOR #(S):
202 203 204 205 208 209

EACH TO HAVE:

QTY	DESCRIPTION	CATALOG NUMBER	FIN	MFR
3 EA	HINGE	5PB1 3.5 X 3.5	652	IVE
1 EA	PRIVACY	F40 BRW	619	SCI
1 EA	DOOR STOP	70	619	IVE
3 EA	SILENCER	SR65	GRY	IVE

HARDWARE GROUP NO. AL01

FOR USE ON MARK/DOOR #(S):
301

ALL HARDWARE BY DOOR SUPPLIER

HARDWARE GROUP NO. BF01

FOR USE ON MARK/DOOR #(S):
103

EACH TO HAVE:

QTY	DESCRIPTION	CATALOG NUMBER	FIN	MFR
1 EA	4 DR BIFOLD SET	1700	628	JOH
2 EA	DOOR PULL	8111	619	IVE

2. Non-removable pin and heavy weight at exterior doors.
3. Furnish quantity of hinges as follows:
a. Doors to 60" high: 2 hinges
b. Doors over 60" to 90" high: 3 hinges
c. Doors over 90" to 120": 4 hinges

4. Furnish hinge sizes as follows:

- a. For 1 3/4" doors to 30" wide: 4.5" x 4.5"
b. For 1 3/4" doors over 30" wide: 5 x 4.5"
c. Width of hinges adjusted to clear adjacent trim.

C. Locksets and Latchsets

1. Bored type locksets complying with ANSI 156.2 Series 4000 Grade 1.
2. Provide 2 3/4" backsets unless job conditions dictate otherwise.
3. Provide strikes with extended lip where required to protect trim from damage by latchbolt.
4. Schlage F series BRW levers specified as the standard of quality.

D. Exit Devices

1. All to be U.L. approved for casualty. All fire doors to be equipped with rated exit devices meeting fire label requirements.
2. Provide all exit devices from one manufacturer.
3. Falcon 25 series specified as the standard of quality.
4. Provide cylinders as required by exit device for proper operation

E. Door Closers

1. Bodies to be close grained malleable iron or aluminum, ANSI Grade 2.
2. Closers to match adjacent hardware.
3. Provide all closers with thru bolts.
4. All closers to comply with Americans with Disabilities Act requirements.
5. Falcon SC61 Series specified as the standard of quality.

F. Kick Plates

1. Provide .050 x 10" high x 2" less than door width for single doors and 1" less than door width for pairs.
2. Ives 8400 series specified as the standard of quality.

G. Push Plates

1. Provide .050 x 6" x 6" push plates unless conditions dictate otherwise.
2. Ives 8200 series specified as the standard of quality.

H. Pull Plates

1. Provide .050 x 4" x 16" plate with 10" c/c pull.
2. Ives 8303 series specified as the standard of quality.

I. Flush Bolts

1. Manual flush bolts equal to Ives FB458 with 12" rods.
2. Provide extension rods where conditions dictate.

J. Door Stops

1. Wall stops shall be used whenever possible. Use dome type floor stops where wall stops cannot be used.
2. Ives WS401/402-70 specified as the standard of quality.

K. Silencers

1. Provide 3 for each single door and 2 for each pair of doors. Not required on door having seals.

L. Thresholds and Weather stripping as listed in hardware sets.

2.03 FINISHES

Moli Gardens 087100-3 ART

HARDWARE GROUP NO. BP01

FOR USE ON MARK/DOOR #(S):
207 210

EACH TO HAVE:

QTY	DESCRIPTION	CATALOG NUMBER	FIN	MFR
1 EA	BYPASS HW	BP2222		
2 EA	FLUSH PULL	22	628	IVE

HARDWARE GROUP NO. OH01

FOR USE ON MARK/DOOR #(S):
105

ALL HARDWARE BY OVERHEAD DOOR SUPPLIER

HARDWARE GROUP NO. SL01

FOR USE ON MARK/DOOR #(S):
101B

ALL HARDWARE BY BOD WESTERN WINDOW 7950 SUPPLIER

- A. Provide matching finishes for hardware items at each door opening to the greatest extent possible, except as otherwise indicated.
- B. Provide finishes which comply with those established by BHMA listed in "Materials and Finishes Standard 1301".
- C. Finishes for this project are as follows:
1. Hinges 619
2. Locksets 619
3. Exit Devices 628
4. Flat Goods 630
5. Stops 630
6. Closers 689

2.04 KEYING

- A. Key all locks into new master key system in accordance with owner's instructions.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Examine doors, frames and related items for conditions that would prevent proper application of finish hardware. Do not proceed until defects have been corrected.

3.02 INSTALLATION

- A. Install each item in accordance with manufacturer's instructions and recommendations. Set units level, plumb and true to line and location. Do not install surface mounted items until finishes have been completed on substrate.

3.03 ADJUST AND CLEAN

- A. At final completion hardware shall be left clean and free from disfigurement. Make a final adjustment to closers and other items of hardware. Where hardware is found defective repair, or replace or otherwise correct as required.

3.04 HARDWARE SETS

- A. While the following hardware sets are intended to cover all doors, and establish a type and standard of quality, it is the responsibility of the hardware supplier to examine the plans and specifications and furnish proper hardware for all openings. The hardware supplier shall review the entire specification versus the door schedule and notify the architect of any errors, inconsistencies, or omissions during the bid period.

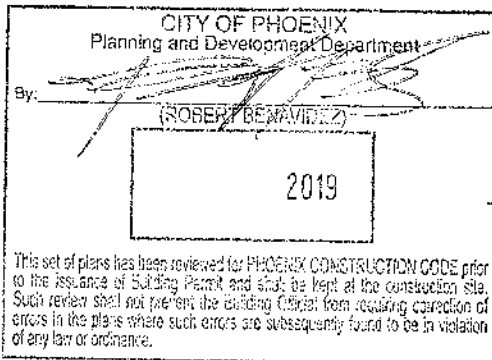
HARDWARE GROUP NO. 01

FOR USE ON MARK/DOOR #(S):
101A

Moli Gardens 087100-4 ART

CONSTRUCTION
DOCUMENTS

Revision Schedule		
No.	Date	Description



Door Hardware
Specifications

DRAWING NO.

A8.12